

GARDNER REDEVELOPMENT AUTHORITY**115 Pleasant Street, Room 201****Gardner, MA 01440****Phone: 978-630-4011****Fax: 978-632-1905**

December 15, 2015

TRANSMITTAL LETTER

Frank Gardner
Brownfields Coordinator
USEPA Region 1
5 Post Office Square, Suite 100
Boston, MA 02109-3912

RE: Application to the US EPA FY2016 Brownfields Cleanup Grant Program

Dear Mr. Gardner,

The City of Gardner Redevelopment Authority (GRA) herewith submits this application to the US Environmental Protection Agency (EPA), in the requested amount of \$200,000.00, to support the proposed cleanup plan associated with the property located at 155 Mill Street; currently referred to as the former Garbose Metal Company (Garbose).

The Garbose site is the former location of a recyclable metal salvage operation, operating between 1958 and 1998, which conducted the collection, separation, and storage of automobiles as well as the dismantling of electrical transformers. Since 1999, the site has been abandoned, with much of the property being un-vegetated, though there are still two buildings that remain. Based on analysis, the Massachusetts Department of Environmental Protection (MassDEP) has assigned five different Release Tracking Numbers (RTNs) to the property with each being linked under one primary site RTN 2-11321. The releases involve polychlorinated biphenyls (PCBs), metals, dioxins, and petroleum compounds (comingled) at elevated concentrations in site soils and sediments. The subsequent cleanup options, due to the significant level of contaminants, are complex and funding assistance will be required to ensure successful remediation.

The City of Gardner obtained ownership of the property, via tax title, in 2010. Ownership was later conveyed to the Gardner Redevelopment Authority, in 2012, as a result of Mayoral support and a formal vote of the Gardner City Council. Both actions followed a lengthy public outreach by the city which included public meetings as well as formal hearings. The GRA has maintained ownership of the property and has continued the assessment work needed prior to embarking on the cleanup process. Furthermore, the site is a part of the Mill Street Corridor Urban Renewal Plan which was supported and approved by local and state officials.

In support of this application I offer the following required information:

a. APPLICANT IDENTIFICATION:

Gardner Redevelopment Authority
Gardner City Hall – Manca Annex

115 Pleasant Street, Room 201
Gardner, MA 01440

b. APPLICANT DUNS NUMBER: 830142837

c. EPA ASSISTANCE REQUESTED:

- i. **Grant type:** Brownfields Cleanup
- ii. **Federal Funds Requested:** \$200,000.00 in Grant Funding; no waiver is being requested for a site-specific proposal
- iii. **Contamination:** \$200,000 hazardous substances

d. LOCATION: Gardner, Worcester County, MA

e. PROPERTY NAME: Former Garbose Metal Company, 155 Mill Street, Gardner, MA 01440 (Parcel #R12-1-5A)

f. CONTACTS

i. Project Director

Joshua L. Cormier
Economic Development Coordinator
Dept. of Community Development & Planning
115 Pleasant Street, Room 202
Gardner, MA 01440
Tel (978) 630-4074
Fax (978) 632-1905
Email: jcormier@gardner-ma.gov

ii. Chief Executive

Trevor M. Beauregard
Executive Director
Gardner Redevelopment Authority
115 Pleasant Street, Room 201
Gardner, MA 01440
Tel: (978) 630-4011
Fax: (978) 632-1905
Email: tbeauregard@gardner-ma.gov

g. DATE SUBMITTED: December 15th, 2015

h. PROJECT PERIOD: Three (3) years

i. POPULATION:

i. 20,347 (2010 U.S. Census)

ii. Not Applicable

j. Appendix 3 – Special Conditions Checklist – Please see attached

The Gardner Redevelopment Authority respectfully requests the U.S. EPA look favorably upon this application for funding to assist our continuing efforts of improving the health, safety and welfare of our residents.

Sincerely,



Trevor M. Beauregard
Executive Director

Appendix 3 Cleanup Other Factors Checklist

Name of Applicant: Gardner Redevelopment Authority

Please identify (with an *x*) which, if any of the below items apply to your community or your project as described in your proposal. To be considered for an Other Factor, you must include the page number where each applicable factor is discussed in your proposal. EPA will verify these disclosures prior to selection and may consider this information during the selection process. If this information is not clearly discussed in your narrative proposal or in any other attachments, it will not be considered during the selection process.

Other Factor	Page #
<i>None of the Other Factors are applicable.</i>	
Community population is 10,000 or less.	
Applicant is, or will assist, a federally recognized Indian tribe or United States territory.	
Targeted brownfield sites are impacted by mine-scarred land.	
Applicant demonstrates firm leveraging commitments for facilitating brownfield project completion by identifying amounts and contributors of funding in the proposal and have included documentation.	X P. 1, 8-9, 15
Recent (2008 or later) significant economic disruption has occurred within community, resulting in a significant percentage loss of community jobs and tax base.	X P. 1, 4
Applicant is one of the 24 recipients, or a core partner/implementation strategy party, of a "manufacturing community" designation provided by the Economic Development Administration (EDA) under the Investing in Manufacturing Communities Partnership (IMCP). To be considered, applicants must clearly demonstrate in the proposal the nexus between their IMCP designation and the Brownfield activities. Additionally, applicants must attach documentation which demonstrate either designation as one of the 24 recipients, or relevant pages from a recipient's IMCP proposal which lists/describes the core partners and implementation strategy parties.	
Applicant is a recipient or a core partner of HUD-DOT-EPA Partnership for Sustainable Communities (PSC) grant funding or technical assistance that is directly tied to the proposed Brownfields project, and can demonstrate that funding from a PSC grant/technical assistance has or will benefit the project area. Examples of PSC grant or technical assistance include a HUD Regional Planning or Challenge grant, DOT Transportation Investment Generating Economic Recovery (TIGER), or EPA Smart Growth Implementation or Building Blocks Assistance, etc. To be considered, applicant must attach documentation.	
Applicant is a recipient of an EPA Brownfields Area-Wide Planning grant.	

Appendix 3
Other Factors Checklist
Supporting Documentation

Applicant demonstrates firm leveraging commitments for facilitating brownfield project completion by identifying amounts and contributors of funding in the proposal and have included documentation. The City of Gardner was awarded a \$500,000 Brownfield Redevelopment Fund grant from MassDevelopment in November of 2012. The award letter from MassDevelopment is attached within Appendix B. These funds are committed to development and review of a Phase III Environmental Site Assessment and Demolition Report for the Garbose site, within the City of Gardner, to position it for cleanup activities. Furthermore, in 2010, the City of Gardner was awarded an EPA Revolving Loan Fund, in the amount of \$1 million. The award notification, from the United States Environmental Protection Agency, is attached within Appendix B. Later in 2014, the City of Gardner received a Supplemental award to its RLF in the amount of \$250,000. The award notification is attached within Appendix B. Finally, in October of 201, the City of Gardner was awarded a \$2,000,000 MassWorks Grant to fund the Remediation and Redevelopment of the Garbose property. The award notification is attached within Appendix B.

Recent (2008 or later) significant economic disruption has occurred within community, resulting in a significant percentage loss of community jobs and tax base. H&R 1871, Inc., a manufacturer of guns and rifles, moved its manufacturing operation out of Gardner, to up-state New York, in 2008 resulting in the loss of 202 permanent, full-time jobs. Within a smaller city than most, based on the 2010 Census numbers, this impact is significant. Additionally, the statistics relative to unemployment, poverty, and median household income highlight a community that is already in dire need of outside funding. Over the recent years, since 2008, the City has witnessed drastic cuts in State aid for municipal services and education, resulting in a reduction in personnel, consolidation of departments, and altered hours at City Hall. Furthermore, within the past three years, the City was forced to merge its Recreation Department with its Department of Public Works; eliminating a department head position to save costs. Finally, the economy of the City as well as the municipal budget has suffered as a result of natural disasters that have occurred over the recent years including a devastating ice storm in 2008, Hurricane Irene and the Halloween Nor'Easter in 2011, Hurricane Sandy in 2012, and the massive snow totals of the most recent winter.

NARRATIVE PROPOSAL

Ranking Criteria

1. Community Need

a. Targeted Community

i.) **Targeted Community Description:** Established as a town in 1785, in North Central Massachusetts, Gardner was later incorporated as a city in 1923. In the mid-1800's, Gardner was home to twelve furniture manufacturing facilities producing over 1.2 million chairs annually. By 1910, Gardner had witnessed a surge in manufacturing with twenty major chair manufacturers producing over 4 million chairs each year and earning Gardner international recognition and the first labeling of the "chair city of the world"; now, simply The Chair City. During this growth, the manufacturing industry matured through the increase of sites dedicated to this particular industry. These industrial sites were oftentimes located within neighborhoods and within a close proximity to residential areas to satisfy the need for numerous employees, in reaction to historic lack of transportation choices, and as a result of the city's failure to adopt a zoning ordinance prior to 1971.

During the past fifty years, all of these major furniture manufacturing firms have closed or moved away leaving a legacy of vacant, underutilized facilities that are not conducive to modern manufacturing processes. This exodus of manufacturing has been primarily related to high taxes, energy needs, and labor costs in the northeastern United States and has left the City with numerous contaminated sites, many of which are surrounded by residential neighborhoods. The last remaining major furniture manufacturer, Nichols & Stone, Inc., filed for bankruptcy in 2007 and closed, ending a 200-year period of furniture manufacturing in the City. The blight associated with former industrial or mill sites has been especially acute, and continues to have a significant impact on the city's community life, while creating a barrier to economic development and posing a potential threat to human health and the environment due to the high cost of assessment and remediation.

Recently, through public forum and discussion, based on the urgent community need to assess and redevelop these areas of blight, the City initiated the process of creating two Urban Renewal Areas; one in the downtown urban center, called the Downtown Urban Renewal Plan (DURP) and the other along the Mill Street Corridor (MSC). In particular, the MSC includes properties with significant contamination and complex cleanup needs; most notably, the Garbose Metal Company (Garbose). The Garbose site is impacted by elevated concentrations of PCBs, metals, dioxins, and petroleum compounds from former scrap metal operations. The concentrations of these contaminants are significant and pose an impact to the health and safety of the environment and surrounding area. The site's remediation will represent a significant improvement to the health and wellness of the immediate area which consists of a major shopping center, multiple single family houses, and a large multi-unit housing development which serves those in need of subsidized housing. When included within the MSC and upon completed remediation, the Garbose site is proposed to include a retail box-store type building with surrounding parking area and a walking trail, per the conceptual redevelopment plan design. Within the past six months, the City has engaged with a commercial developer who has committed to developing the property upon its acceptable remediation. Furthermore, the City of Gardner has been awarded a \$2 million MassWorks grant and will use these funds, funds awarded by MassDevelopment, and local funds to complete the project. With regards to this application the Garbose property, located at 155 Mill Street, Gardner, MA, provides the greatest

concern while allowing for the most impactful reuse of land once remediated and the funds will be combined with those noted to complete the project.

According to the most recent census, the City of Gardner is home to 20,347 people living within 22 square geographic miles. The City is governed by a Mayor and City Council and within its geography one can find Mount Wachusett Community College, Heywood Hospital, many unique shops and wide array of recreational opportunities including an outstanding municipal golf course and the southern terminus of the North Central Pathway. As the City continues to grow it is essential that these former industrial sites are remediated and transformed into a use that complements the City's existing economy while providing increased opportunities and services for the City's residents. The Garbose site is the most significantly contaminated site within the community, will have the most impactful economic boost when redeveloped and is in the most acute need of funding for remediation.

ii.) **Demographic Information:** The City of Gardner has the following pertinent indicators of population, unemployment, poverty, income, and significant factors:

Statistics	Census Tract 7071	City of Gardner	Worcester County	State of Massachusetts	National
Population ¹	4,183	20,347	798,552	6,547,629	311,536,594
Unemployment	9.3% ¹	6.3% ²	4.7% ²	4.5% ²	5.3% ²
Poverty Rate ¹	19.4%	14.3%	11.2%	11.4%	11.3%
Percent Minority ¹	6.0%	8.5%	14.4%	18.6%	36.7%
Per Capita Income ¹	\$22,232	\$23,297	\$31,537	\$35,763	\$28,155
Median Household Income ¹	\$51,389	\$49,067	\$65,223	\$66,866	\$53,046
Percent not graduating from HS ³	13.7%	16.5%	10.6%	10.6%	14%
Obtained BS or better ³	18.1%	17.1%	33.8%	39.4%	28.8%

¹ 2009-2013 American Community Survey
² Local, county, state data source Commonwealth of MA Dept. of Labor and Workforce Development, Oct. 2015;
National data source U.S. Bureau of Labor Statistics, Oct. 2015

iii.) **Description of Brownfields:** The Garbose Metal Company (Garbose) operated a recyclable metal salvage at 155 Mill Street, from approximately 1958 to 1998. Activities included the collection, separation, and storage of scrap metal as well as the crushing of automobiles and the dismantling of electrical transformers. Since 1999, the site has been abandoned with most of the 10.58 acre site being vacant land, and much of this land being un-vegetated, though there are still two buildings that remain. The site is located south of a major retail plaza, Timpany Plaza, and adjacent to a heavily traveled Route 68. Additionally, the site does lie within the City's Commercial 1 Zone but directly across the street from a significant Single Family Residential Zone. This proximity further highlights the acute need to remediate this property as the current state is adversely impacting health and wellness of local citizens as well as decreasing property values, increasing blight, and providing potential for illicit activities. In relation to the last characteristic, the condition of this property has encouraged use of the location by the homeless and those with criminal intent.

Several investigations were conducted at the Garbose site by environmental consultants, during which soil, groundwater, sediment, and surface water samples were collected for laboratory analysis. Based on these investigations, as well as further mitigating factors, the Massachusetts Department of Environmental Protection (MassDEP) has assigned five different Release Tracking

Numbers (RTNs) to the Garbose property in accordance with the Massachusetts Contingency Plan (MCP; 310 CMR 40.0000). The releases involved the detection of polychlorinated biphenyls (PCBs), metals, dioxins, and petroleum compounds (comingled) at elevated concentrations in site soils and/or sediments. The majority of these impacts were reported in the upper two feet of fill where former scrap metal operations occurred, however, more recent analysis has concluded that this contamination is present in much deeper soils. Greater than 30,000 cubic yards of soils are impacted by PCBs ≥ 1 parts per million (ppm), approximately 6,200 cubic yards of soils are impacted by PCBs ≥ 10 ppm, and approximately 450 cubic yards of soils are impacted by PCBs ≥ 50 ppm. Two areas also contain metals in soils at concentrations greater than MCP Method 3 UCLs. These metal “hot spot” areas are also impacted by PCBs ≥ 1 ppm. A release condition was also identified in groundwater for the detection of non-aqueous phase liquid (NAPL; identified as motor oil or waste oil) in one on-site groundwater monitoring well. Each of the five RTNs was linked under one primary site RTN 2-11321 with MCP report submittal to Mass DEP by the previous owner (i.e. Responsible Party) in 2007. The impact of this contamination, to health and safety, is severe given the risks associated with many of these contaminants especially the known carcinogens such as PCBs.

In 2010, the City and the Massachusetts Attorney General’s Office entered into a Covenant Not To Sue with, then owner, S. Bernard Garbose due to the owner’s inability to finance cleanup of the property. Subsequently, the City of Gardner conveyed the property to the current owner, the Gardner Redevelopment Authority, via City Council and Mayoral approval. Currently, the site is divided into four separate parcels: R17-21-4, R12-1-A, R12-1-5, and R12-1-2. In relation to this narrative, parcel **R12-1-5A** is the focus of specific characterizations and budget needs.

iv.) Cumulative Environmental Issues: In addition to the existing impact of Gardner’s brownfields, the city does have further characteristics that may or may not impact public health including being home to a recently capped landfill as well as having a major interstate divide the city nearly in half. With regards to the City’s landfill, the location, which also includes an operational sludge landfill, has been the focus of air and life quality issues. A local environmental group, Clean Air Gardner, has continued to organize for alternatives in order to offset smells and gas discharges; including the excessive release of methane. The latter point, relative to the dissection of the City by Route 2, may have increased impact due to the abundance of air pollutants related to a historically growing traffic flow through the city’s geography. Both the City’s closed landfill and Route 2 are within three miles of the Garbose property and the acute targeted community. Ultimately, there are a number of issues pertinent to residential health and welfare, within the City of Gardner, and remediating the contaminated properties left as a result of the change in industry will remain a priority for city leadership as it continues to focus on improved health as well as increased economic development.

b. Impacts on Targeted Community

Due to a number of existing factors, including those highlighted above, the City of Gardner has witnessed a number of unwanted medical and lifestyle statistics. The following chart quantifies a number of these characteristics as reported within the Joint Coalition on Health’s 2015 Community Health Assessment of North Central Massachusetts:

Statistics	Gardner	Massachusetts	Data Source
Premature Mortality Rate ¹ (prior to the age of 75)	391	274	Community Health Assessment of North Central Mass (CHA)
Cancer Death Rate ¹	204	166	JCH
Lung Cancer Death Rate ¹	67	45	JCH
Breast Cancer Death Rate ¹	26	20	JCH
Coronary Heart Disease Death Rate ¹	135	92	JCH
Alzheimer's Disease Death Rate ¹	25	21	JCH
¹ Based on death rate per 100,000 people JCH Community Health Assessment of North Central Mass, 2015			

When compared to the Commonwealth of Massachusetts, and based on the data within the comprehensive Community Health Assessment, Gardner was found to have significantly higher incidents of poor health, mental illness and mortality. Most notably, mortality rates in many categories are much higher than State averages including the Premature Mortality Rate being approximately 42% higher than the Massachusetts average. Furthermore, the death rate associated with Cancer is 23% higher with lung cancer and breast cancer death rates significantly higher, compared to the State, by 49% and 30% respectively. The coronary heart disease mortality rate, per 100,000 people, is 47% higher in comparison. Of more concern is that many of these numbers have risen since the last reporting, in 2011, including the Premature Mortality Rate and the Cancer Death rate. Research has shown that these statistics traditionally reflect the social characteristics of long term exposure to vacant and underutilized industrial properties that are predominantly hazardous to their surrounding environment. The assessment of these demographics within the older industrial community, where residential homes and industrial sites are comingled into neighborhoods, presents linkages to environmental justice issues. Furthermore, these health issues provide a multitude of impacts including increased hospitalizations, decreased employee production, and an acute negative impact on education. Though there is insufficient data to directly link specific properties, such as Garbose, to these statistics, contaminants that exist within such properties, such as PCB's, are known carcinogens and have additional adverse health impacts. Additionally, the Garbose property is located in an extremely sensitive area as it lies directly across the street from a home-based daycare and approximately 1.5 miles from Olde English Village (OEV). OEV is made up of 200 units of low income housing and home to a higher-than-average minority population.

c. Financial Need

i.) **Economic Conditions:** Based on the 2010 Census, Gardner is a smaller city than most within the Commonwealth of Massachusetts, while the statistics relative to unemployment, poverty, and median household income highlighting a community that is in dire need of outside funding help when attempting to promote economic development through brownfields remediation and redevelopment. The City does not have the ability to increase funding, to offset additional costs, via its citizens for additional reasons as well. Over the recent years, the City has seen drastic cuts in State aid for municipal services and education, resulting in a reduction in personnel, consolidation of departments, and reduced hours at City Hall by operating half days on Friday. Furthermore, the City has been adversely affected by recent natural disasters including the 2008 Ice Storm, Hurricane Irene and the Halloween Nor'Easter in 2011, Hurricane Sandy in 2012, and the massive snow totals of the most recent winter. Recently, the City

combined its Recreation Department with its Department of Public Works, eliminating a department head position to save costs. Each of these issues hinder the City's efforts to raise the necessary resources to address local brownfield issues including the estimated \$2.75 million cleanup associated with Garbose.

ii.) Economic Effects of Brownfields: According to the 2010 US Census, the City's housing inventory consists of nearly 60% of properties falling below \$200,000 in value. In comparison to the State's level of 16%, within the same value criteria, the City's property assessments may be lower due to the impact of many being adjacent to these blighted and substandard brownfield sites. The City of Gardner has over 100 brownfield sites with many, like the Garbose site, being home to vacant or underutilized properties allowing for a variety of safety risks with additional negative attributes related to the property. The City continues to invest considerable monetary and personnel resources to maintaining the safety of all properties including a significant impact to the Building and Public Safety Departments. Furthermore, the nearby residents have, in some cases, become disinvested with the community and have failed to provide upkeep and maintenance. Each of these characteristics have added to the overall negative impact, of the Garbose site as well as other brownfield locations, on property values, job availability and resources, the City's tax base, and the City's available funds for remediation and cleanup.

2. Project Description and Feasibility of Success

a. Project Description

i.) Existing Conditions

The former Garbose property contains approximately 10.74 acres of vacant land currently owned by the Gardner Redevelopment Authority. The site is comprised of four contiguous parcels including R12-1-5A (approximately 3.08 acres in size), which is specific to this request. From circa 1958 to 1998, the Garbose Metal Company operated a recyclable metal salvage yard at the site. The site has remained unused for any purpose since the property was acquired by the City of Gardner, through a Covenant Not To Sue, in December 2010.

There is an abandoned warehouse building on subject parcel R12-1-5A near the site entrance off Mill Street. There is an abandoned railroad line spur that runs across the parcel to the immediate west of this building. Former scrap metal operations occurred to the west of the railroad line spur on the subject parcel, and scrap metal operations also occurred on two of the other three site parcels. The other site parcel is undeveloped, wooded area. Since scrap metal operations ceased circa 1998, the former scrap metal yard area has remained as mostly cleared land covered by minimal grass and shrub vegetation, so there is the potential for wind-blown dust to be created during dry/windy conditions. Small pieces of shredded debris from former scrap metals operations area scattered across the surface of much of this area. There is also a separate stockpiles of soil with small pieces of debris that remains on subject site, including on Parcel R12-1-5A, from when scrap metal operations ceased. Along the west/southwestern portion of the former scrap metal yard, site topography slopes steeply toward wetland resource areas. The site property is surrounded by a chain link fence that was installed in 2004 for security due to an Imminent Hazard condition identified in surficial soils on the subject parcel R12-1-5A (and on the other two site parcels) where former scrap metal operations occurred.

Environmental investigations first occurred at the site in 1996, with subsequent investigations conducted through to early 2007 when the then current owner ceased conducting response actions associated with the identified site release. The earlier assessment work included a Brownfields

Targeted Site Assessment completed in 2005 under an EPA-approved Quality Assurance Project Plan (QAPP). Under City ownership, supplemental investigations were conducted at the site in 2013 and 2014. Those investigations have indicated that soils are impacted by elevated concentrations (above of MCP Method 1 risk standards) of PCBs and metals (including lead, arsenic, antimony, barium, cadmium, chromium, hexavalent chromium, nickel and zinc) across subject parcel R12-1-5A where former scrap metal operations occurred. In some samples, lead was detected above MCP Method 3 Upper Concentration Limits. In addition, PCB concentrations were detected in site soils greater than 50 parts per million (ppm), which also trigger the EPA Toxic Substances Control Act (TSCA) regulations (40 CFR Part 761). To a lesser extent, extractable petroleum hydrocarbons (EPH), Polycyclic Aromatic Hydrocarbons (PAHs) and dioxins were also detected above MCP Method 1 standards in site soils, including on subject parcel R12-1-5A. Based on site investigations, the total volume of soils impacted by PCBs greater than the TSCA cleanup level of 1 ppm on subject parcel R12-1-5A is approximately 7,000 cubic yards.

A PCB Cleanup Plan was submitted to EPA for approval under TSCA in March 2015. In conjunction with that submittal, a MCP Phase IV Remedy Implantation Plan was submitted to MassDEP, and wetland permitting under Massachusetts and federal regulations have been and/or are also being finalized for proposed cleanup activities within and adjacent to the site's wetland resource areas.

The planned reuse of the property is in compliance with the previously noted, and approved, Mill Street Corridor Urban Renewal Plan. The site will be targeted and marketed towards a large retail building, associated paved parking lots, and likely a storm water detention basin. This recommended reuse plan is a result of multiple public hearings, the ongoing response to public comments and questions, and the economic impact to result from positioning this type of business within the surrounding landscape. Given the impact of contaminants throughout the site, the remediation of this parcel will allow the entire location to be redeveloped allowing for an economic impact, including increased jobs and services for local residents, as well as an impact on health and wellness of local citizens, given the reduction of contaminants within the land, air, and water surrounding the site.

ii.) Proposed Cleanup Plan

The Licensed Site Professional (LSP) submitted a PCB Cleanup Plan to EPA under TSCA in March 2015, and a MCP Phase IV Remedy Implementation (RIP) Plan to MassDEP in April 2015. The LSP has also prepared a draft Analysis of Brownfields Cleanup Alternatives (ABCA) for the site. With additional funding available for this project, an Amendment to the PCB Cleanup Plan and Phase IV RIP are also being prepared to address having more contaminated soils and sediments disposed off-site.

Due to the excessive costs associated with the removal and off-site disposal of all soils and sediments with PCBs ≥ 1 ppm, the anticipated remediation strategy for the site does not involve the removal of all impacted site soils and sediments. Rather, in general, the proposed cleanup plan involves the removal of the soils with PCBs ≥ 10 ppm for off-site disposal, excavation of the impacted sediments for off-site disposal, restoration of the resource areas, on-site stabilization of leachable metals in certain impacted soils (as necessary), and the consolidation of the remaining impacted soil area footprint on the site to the extent feasible. In order achieved a Permanent Solution for site release in accordance with the MCP (and Federal-TSCA) regulations, the capping

of the remaining footprint of impacted soils area and the placement of a deed restriction on that portion of the property will also be required.

The estimated budget for cleanup of the entire Garbose site is approximately \$2,750,000 with almost \$2,000,000 estimated for the remediation of impacted soil. The remaining budget reflects the estimated costs of demolishing the remaining buildings as well as site restoration.

b. Task Description and Budget Table

Task Descriptions

Task I – Community Outreach, Education and Marketing

Through the Brownfields Steering Committee, the City has a formal outreach program to promote and discuss Garbose site cleanup and reuse planning. The effort, in cooperation with local community partners, includes an educational component to keep local businesses and residents better informed about the site and impacts of brownfields in general. This outreach is to include information dissemination via the City's Economic Development brownfields website; the development of regular press releases describing current and upcoming activity; distribution of informational pamphlets to the public through community partners; and speaking engagements in public settings, in social events, and through necessary public hearings. This will keep channels of communication open between residents in affected areas and the PM and BSC and is consistent with the process that has continued through the pre-remediation process.

Personnel: PM to develop outreach materials, website content, and conduct outreach through partner agencies and public workshops. Year 1-3: 20 hrs./year X \$30/hr.= \$1,800; Total= \$1,800.

Supplies: Formatting and printing of Outreach Materials \$500. Task I Total: \$2,300.

Outputs: public meeting notices, handouts, exhibits, brochures, website updates, speaking engagement/venues. **Outcomes:** Increased communication and safety due to increased communication and safety of residents

Task II -Cleanup Activities

The proposed draft for cleanup activities includes the excavation of soils and sediments with the removal of higher-level impacted soils for the off-site disposal, excavation of the impacted sediments and restoration of resource areas, on-site stabilization of leachable metals in certain impacted soils to remain (as necessary), and the consolidation of the impacted soil area footprint on the site to the extent feasible. Included within this activity will be the personnel need for reporting and project update. **Personnel:** Year 1-3: 20 hrs./year X \$30/hr.= \$1,800; Total \$1,800.

Contractual: Activities not to exceed \$195,900 in total cleanup.

Outputs: Soil excavation, removal, relocation, restoration, on-site stabilization, project management, oversight. **Outcomes:** Though the site will include a considerable amount of cost share funds, the inclusion of this funding source will enable a portion of the soil excavation, removal, and remediation to exist.

Budget Table

Based on the most recent Opinion of Probable Cost, the project will have an overall budget of \$2,700,000. The following Budget Table reflects the budget as requested within the application.

Budget Categories	Project Tasks - Hazardous Materials Grant			
	I	II		
Programmatic Costs	Community Outreach, Education & Marketing	Clean Up Activities		Total
Personnel	\$ 1,800.00	\$ 1,800.00		\$ 3,600.00
Fringe Benefits	\$ 0.00	\$ 0.00		\$ 0.00
Travel	\$ 0.00	\$ 0.00		\$ 0.00
Equipment	\$ 0.00	\$ 0.00		\$ 0.00
Supplies	\$ 500.00	\$ 0.00		\$ 500.00
Contractual	\$ 0.00	\$ 195,900.00		\$ 195,900.00
Other:	\$ 0.00	\$ 0.00		\$ 0.00
Total Federal Funding	\$ 2,300.00	\$ 197,700.00		\$ 200,000.00
Cost Share	\$ 0.00	\$ 40,000.00		\$ 40,000.00
Total Budget	\$ 2,300.00	\$ 237,700.00		\$ 240,000.00

a. Ability to Leverage

As part of the City's urban renewal efforts, the City has obtained or anticipates access to the following funds, either directly related to the Garbose site or funds that may be used throughout the City:

- **MassWorks:** In October of 2015, the City of Gardner was awarded a **\$2 million MassWorks** grant for the remediation and redevelopment of the former Garbose Metal facility. The funds are committed to the soil removal and disposition associated with the remediation and will combine with requested funds to fund the project in its entirety.
- **MassDevelopment:** In November of 2012, the Gardner Redevelopment Authority was awarded **\$500,000 in Brownfields Redevelopment funding** to conduct assessment, cleanup planning, and remediation activities at the former Garbose Metal facility. The funds have been used in the initial assessments of the property as well as to begin the submittal process associated with the remediation project.
- **Department of Housing and Urban Development (HUD):** As a mini-entitlement community through the state Community Development Block Grant (CDBG) Program, the City receives HUD funds annually. The past two years the amounts have been \$900,000 per year. Over \$900,000 of CDBG funds have been used for demolition and remediation activities in the MSC over the past four years.
- The City has a **\$1,250,000 EPA Brownfield Revolving Loan Fund (GBRLF)** to partner with private and public investment to aid in bringing sites into environmental compliance following assessments. As of this application, the RLF has issued a \$200,000 loan to remediate the property that became the location of the new Gardner Police Department as well as a \$158,500 sub grant to aid in the remediation of a Petro site located adjacent to a waterway and within a residential neighborhood.
- In 2011 the City received a **MassDevelopment Brownfields Grant** in the amount of \$150,000 to aid in the remediation of the S. Bent property located at 60 Mill Street.
- In 2010 the City received a state **MORE Jobs Grant** in the amount of **\$425,000** to assist the development of a \$4 million, 11,000 s.f. office building and the creation of 15 jobs.
- In 2012 the City received a **\$500,000 MassWorks Grant** from the state for roadway, sidewalk, and traffic signal installation as part of an \$8 million private sector development creating 185 full time and 90 part-time jobs.

The City has means of providing additional funding and resources for projects as described below:

- The Massachusetts **Economic Development Incentive Program (EDIP)**, which provides for local and state Tax Incentive Financing agreements to support redevelopment of industrial or commercial sites.
- The Massachusetts **District Improvement Financing (DIF) Districts**, which allows the City to use increased tax revenues from specific projects for infrastructure improvements. The City approved two DIF districts in 2008 to capture these incentives.
- The **Grow Gardner Fund**, managed through a partnership with the GRA and the National Development Council, offers competitive loans to local small businesses and developers.
- The Attorney General's **Covenant Not to Sue Program** protects eligible owners from certain liability issues if they are undertaking a cleanup effort.

3. Community Engagement and Partnerships

a. Plan for Involving Target Community & Other Stakeholders; and Communicating Project Progress

Since receiving its first EPA grant in 2003, the community has been involved in each phase of grant implementation, including through public meetings, formal participation, outreach, reporting, ongoing oversight, and project and proposal input. The Project Manager (PM) acts as the lead outreach person for the GRA, and is an employee of the City of Gardner, with his name and contact information appearing in all literature and handouts produced for this project. Information repositories will be established at City Hall, the Public Library, and the City's website. Each will be maintained by the PM and updated with the inclusion of meeting minutes, project status reports, soil reports, adverse impact statements, and other communication as required. Additionally, the information repository will present all information contained in the application relative to the project as well as all ESA and cleanup planning reports. This includes any identified and documented releases of hazardous materials on the site and areas associated with the site. Any potential exposure to released compounds via each migration pathway will be evaluated with the particular site including: Air, Soil Exposure, Groundwater, Surface Water, Sediment Exposure, and Ecological Exposure Pathways. Copies of all site investigation reports will be available for public review at the information repositories, as well, with updates provided through the progression of the project. Furthermore, once the project is initiated these repositories will serve as one method of communication with regards to the ongoing cleanup activities. There will also be a sign placed, on site, with contact information for those who have questions within the timeline of activities.

As part of the grant management process, the City conducts regular outreach through BSC meetings posted in advance and held in a handicap accessible facility, to publicly review any ongoing brownfields projects. As noted, the BSC is made up of a diverse group of members including community residents, business leaders, and local officials. Project progress will be communicated, via the PM, to the BSC at regular meetings with information being presented to the public via the meeting, the city's website, press releases, and regular site tours. This information will be available in alternative languages and for the hearing impaired with the City providing this service through the language department of Mount Wachusett Community College (MWCC) as needed.

Furthermore, any public hearing or public meeting, in addition to the BSC meetings, will be advertised in *The Gardner News* (a local, daily newspaper) and on the City's website notifying

the general public. Notifications will also be placed on local Public Access Television which will further televise and replay the meeting for those unable to attend. These meetings will request public input, both, while in attendance as well as through email or phone call with each being documented and posted. This particular posting process is identical to those of other public meetings and is the norm for residential communication. The City's strategy, one correlated through the PM representing the GRA as well as being a City of Gardner employee, is to proactively address the needs or concerns of the local neighborhood organizations, citizen groups, property owners, residents, and other stakeholders, as a result of any project. Active involvement by the residents in neighborhood issues is essential to success of most projects due to the comprehensive understanding these individuals have of their immediate area.

To that extent, and more specific to the Garbose site related to this application the proposed PM, the city's Economic Development Coordinator, has begun the communication and outreach practices related to the Garbose site. Throughout the assessment stage of the process, the PM has communicated with immediate neighbors through knocking on doors and visiting with homeowners. Furthermore, with the OEV low income housing project being within two miles of the site, the PM has communicated with their management team, local police officer, and individuals who reside within the complex. This communication has been done through flyers, highlighting the application, ABCA, and other pertinent information, distributed to each resident. Most recently, this communication method was used in early December to invite residents to a Public Forum held, on the evening of December 2nd, to inform the City of Gardner residents, including those most acutely affected, of the grant process and ABCA as required within the application process. This Public Forum was held in a public function room and members of the community were encouraged to attend through advertisement placed on the city's website as well as within *The Gardner News*. Finally, the GRA discussed the application, ABCA, and future of the project at its monthly, publicly posted meeting on December 1st, 2015.

b. Partnerships with Government Agencies

i.) The Gardner Redevelopment Authority has retained a close relationship with various local and state agencies that focus on brownfields as well as health and the environment. As noted, the GRA and the City of Gardner DCDP share staff with members of the project team holding leadership roles within both. Through past EPA grant awards, including the existing Revolving Loan Fund that was previously highlighted, these staff members have managed various projects funded and been the point of contact for the various agencies. Existing relationships with representatives from the Massachusetts Department of Environmental Protection have been maintained through continuous contact and discussion relative to ongoing projects and other environmentally sensitive issues throughout the city. Furthermore, the City of Gardner has a Health Department, with the Director serving on the Brownfield Steering Committee, dedicated to the health and welfare of the City's citizens. With issues of public health and safety prevalent on brownfield sites, the expertise of the Health Director is an essential part of the project's success. Also, a local Board of Health, made up of volunteers continues to review the needs of the community in relation to environmental conditions and health needs offering its support or opposition for proposed development via public meeting and subsequent vote. In addition, the City has a Conservation Agent, and Conservation Commission, that reviews all new and updated development for potential impact to the environment. Along with the City's Engineering and Building Departments, the City continues to review all facets of development, including prioritizing the environmental and health impacts, prior to approving any future site alterations while consistently working in unison with required and suggested state organizations. As the

cleanup process, at Garbose, commences each of these City Departments will be required to review and respond to project plans ensuring the project is completed within regulation, efficiently, and without adverse impact to the community.

ii.) Due to existing opportunities, the GRA and DCDP works directly with representatives from the EPA to address, monitor, and respond to any environmentally sensitive issues included, but not limited to, review of all applications to the GBRLF, site visits and review for potential funding through GBRLF, and guidance and counsel on ongoing environmental issues. US EPA, Region 1, Brownfields Project Officer, Christine Lombard, serves on the City's Brownfields Steering Committee and remains a key source of intelligence and support.

c. Partnerships with Community Organizations

The GRA and City of Gardner has many longstanding partnerships, with community-based organizations, to assist in making the GBAP an effective tool for neighborhood and city-wide revitalization efforts. The following organizations will play key partnership roles in the development, implementation, and success of the GBAP:

- **NewVue Communities** – NewVue Communities, formerly the Greater Gardner CDC, is a local non-profit agency located in Gardner that promotes self-sufficiency by creating affordable housing opportunities and providing additional programs that raise the economic, educational, and social levels of residents in its service area. In January 2007, the then Greater Gardner CDC purchased a blighted building in the Central Business District, from the GRA, successfully rehabbing the 100 year-old building. The building provides office space on the first floor and affordable residential units on the second floor. NewVue Communities continues to commit to the GRA, and this project, by aiding in identifying opportunities of redevelopment as well as offering an additional source of communication to the public; especially to those served by the organization. See support letter in Attachment 4.
- **Greater Gardner Chamber of Commerce** - The local Chamber of Commerce is a business advocacy organization with strong ties to local development and the real estate industry. The Chamber commits to assisting the GRA in communicating information to members, marketing the site, and providing key links to the business community for participation and potential reuse of the Garbose site. The President/CEO of the Chamber also commits involvement through his membership on the City's BSC which will review the project throughout its lifespan. See support letter in Attachment 5.
- **Greater Gardner Community Action Committee (CAC)** – The CAC is a non-profit human service agency which provides a variety of services for the residents in the Greater Gardner Community who face some type of need to survive. The CAC provides support in emergency situations as well as through continual services to those whose income does not meet basic living expenses, including the working poor and low-fixed income residents. Many of the residents of the OEV and other adjacent housing locations within the immediate are of the site are provided services by the organization. The CAC commits to helping the project through communication and the public involvement segments of the proposed activities. See commitment letter in Attachment

4. Project Benefits

a. Health and/or Welfare and Environment Benefits

- i. The cleanup of the Garbose site will have a major impact on the community of Gardner, both in close proximity to the site and throughout the overall city, by reducing health risks, eliminating blight, and an increasing nearby property values. Additionally, this site contains

abandoned buildings that are unsecured and open to vandalism and illicit activities, such as drug use and violence, presenting safety and wellness risks to nearby residents. Redeveloping this site with current building codes and construction practices significantly reduces the present risk for neighborhood residents; including those relative to air quality and fire hazard.

As described previously, this site's contamination accumulated over the span of many decades and remains a significant barrier to any potential redevelopment efforts due to the wide array of subsurface and above ground contaminants associated with past activities. Given the known correlation between many of these contaminants, including but not limited to PCBs, and various cancers, there exists an elevated risk to the immediate neighborhood. By successfully removing these various contaminants from the air, soil and groundwater, cleanup activities will significantly improve the health of the area residents while providing increased opportunity for redevelopment. These impacts should decrease exposure to environmental risks and degradation, incidents of poor health, mental illness and mortality in Gardner; most notably the immediate residential and commercial neighborhoods. For example, the City would expect to witness lower lung and breast cancer death rates; which again are significantly higher than State percentages. Furthermore, the level of asthma related hospital visits should decrease with a remediated environment.

- ii. The environmental benefits resulting from the cleanup of the Garbose site include the elimination of contaminants that have stunted or eliminated vegetation, a cleaner waterway and flow, and the increased vegetation that is part of the redevelopment plan. Further environmental benefits are associated with the increased health benefits noted above and associated with the cleanup.

b. Environmental Benefits from Infrastructure Reuse/Sustainable Reuse

1. Planning, Policies, or Other Tools: The City of Gardner has fostered sustainable redevelopment implementation through various planning policies and ordinances. In 2010, the City accepted the provisions of the Massachusetts Stretch Energy Code encouraging more energy efficiencies within all new development projects and significant property upgrades. The Stretch Energy Code requires these practices through an updated Zoning Ordinance reflecting the acceptance. Furthermore, this acceptance allowed the City to qualify and become designated, by the State, as a Green Community under the Mass. Green Communities Act. The City encourages all development proposals to incorporate innovative development practices, LEED certification, energy efficient techniques, and renewable energy components. Furthermore, developers are encouraged to incorporate low impact design standards in projects; especially those situated in environmentally sensitive areas. For example, any potential end user, of the Garbose, site will be encouraged to use sustainable design features such as the possibility of on-site rainwater retention and infiltration as well as other storm water management practices that decrease the load of contaminants that run off site into streams, groundwater and surface water bodies. The City has also developed zoning ordinances relative to solar and wind energies with local projects ongoing, or recently completed, within both fields.

2. Integrating Equitable Development or Livability Principles: In June of 2013, the City of Gardner began construction on a new Police Station. The site selected included seven contiguous properties, with existing structures and various levels of remediation requirements, located within the Downtown Urban Renewal Area and serving as a primary entrance to the City from Route 2. This site, through existing planning principles, was vetted to integrate sustainable development through the removal of blight and vacant buildings while adding a social service

needed by the immediate neighborhood. Additionally, the project included an assessment on traffic and proposed transportation improvements in support of an existing neighborhood. The proposed improvements included widening the road for more visibility, demolition of a structure for safety reasons, and increased pedestrian signage. The Police Station opened in April of 2015 and the ongoing improvements have witnessed results immediately. Though this is one project example, the City of Gardner has continued to encourage integration of equitable development through projects that benefit existing low-income communities as well as the City as a whole.

c. Economic Benefits

i.) The cleanup of the Garbose site will be a significant step in alleviating the blight, which has created an urgent community need for redevelopment efforts, to improve the City's economy, diversify the business base, create much needed jobs, strengthen its neighborhoods, alleviate health risks, and incent further investment in the city. The community benefits by returning this site to a productive and beneficial reuse through commercial or industrial development. Currently, the City has been contacted by an end user, with a significant retail impact and the potential for approximately 250 new jobs, relative to the plaza adjacent to the property. The redevelopment depends on the successful implementation and completion of remediation and execution of the cleanup plan at Garbose. Furthermore, through the remediation of any contaminated site, regardless of the existence of an end user, the City could experience increased private and public investment, local property taxes, employment and affordable housing opportunities. New businesses bring reliable, better paying jobs, decreasing unemployment, and increasing household median income. As properties are put back into productive reuse, property values adjacent to the site are expected to increase, stimulating more incentives for investment, upkeep, and maintenance. Additionally, the MSC URP suggests retail use for the reuse of the Garbose property while identifying a well-balanced mix of uses for the remainder 55 acres, including a 2 MW solar photo voltaic array that is currently under construction, commercial and industrial development, and a two-acre park separating the residential and commercial portions of the corridor. Walking trails for local residents allowing access to the environmentally sensitive areas as well as the retail shopping district are incorporated into the plan. Redevelopment of these adjacent sites, as well as at Garbose, will raise the quality of life for residents and help to bring a sense of community pride back to the effected neighborhoods.

ii.) The City's Department of Community Development & Planning works directly with the North Central Massachusetts Workforce Investment Board as its Executive Director serves on the Board of Directors. Additionally, the Chamber of Commerce has initiated a partnership with the local Career Center to offer a source of networking for job seekers. The PM will continue both these collaborations with a focus on communicating and marketing the Garbose site for opportunities relative to continued assessment, cleanup, redevelopment, and end use opportunities.

5. Programmatic Capability and Past Performance

a. **Programmatic Capability** - The City's DCDP has successfully administered grant programs from a variety of State and Federal sources. Since 1994, the DCDP has managed over \$23 million in grant funds, including over \$1.9 million in brownfield funding. The City has successfully managed \$1.25 million in revolving loan funds, \$200,000 of brownfield cleanup funds, \$370,000 in assessment funds through local, state, and federal programs. The City proposes to enter into a contractual agreement with an LSP to provide technical assistance to the PM and perform cleanup planning activities. City personnel, along with its contractual and community partners, have the diverse experience to successfully establish, market, and manage the site,

determine the worthiness of potential projects, and manage the day-to-day practices needed to ensure proper remediation and marketing of the Garbose site. No turnover is expected over the course of the initial three-year period; however, current staffing levels are sufficient to address Program needs if turnover occurs.

City Project Personnel:

Trevor Beauregard, serves as the Director of the DCDP and brings over seventeen years of economic and community development, as well as grants management, experience to the city. He has recently served as the PM for the GBRLF since its initiation. Mr. Beauregard provides final approval on all payments and monitors the EDC and other department personnel for compliance with programmatic requirements. Under the general direction of Mr. Beauregard, the EDC will implement and administer all funded activities relative to the project.

Joshua Cormier, EDC for the City will act as the PM for the project. Mr. Cormier brings over twelve years of loan portfolio management as well as business development, counseling and advisement. He has recently served, within municipal government, since 2000. He possess a proven track record for program development and oversight, marketing, and working with private and public sector parties to facilitate growth. Mr. Cormier has also transitioned into the PM role for the GBRLF. Approximately ten percent of his time is spent managing the program, conducting outreach, marketing, steering committee coordination and oversight, prescreening of grant applications, contract oversight, and submittal of program reports.

Katie Medina, Budget/Project Manager, has over six years of experience with public/private sector grants and financial management. Mrs. Medina is responsible for general tracking, accounting, and payment of all funds received by the City through various grant sources. Her duties require her to stay current on financial requirements of various programs and ensure that payments are made properly and on time. She will work closely with the PM to ensure that project implementation is compliant with current programmatic and financial requirements along with monitoring the expenditure of grant funds through the project and submitting weekly reports to the PM.

Contractual Personnel:

Licensed Site Professional (LSP) Contractor is used for technical assistance related to the cleanup preparation and permitting, cleanup oversight, and reporting. Currently, the City of Gardner has an LSP completing tasks relative to the pre-remedial assessment and permitting for site cleanup, and it is expected that this LSP will oversee cleanup activities. Furthermore, the LSP will complete necessary reporting on progress, offer technical reports for quarterly submissions to the EPA, and provide regular updates to the ACRES reporting system. The LSP acts as compliance monitor for the City and assures compliance with the MCP and the Toxic Substance Control Act (TSCA).

b. **Audit Findings** – The City of Gardner has an annual audit conducted in compliance with Circular A-133, and files an annual Single Audit Form with the Federal Government as required by the U.S. Office of Management and Budget. There have been no adverse findings from these audits. The City has had no prior history of management problems with any of its grants including current and past EPA funded brownfield grants.

c. **Past Performance and Accomplishments**

1. **Currently or Has Ever Received an EPA Brownfields Assessment, Revolving Loan Fund, or Cleanup Grant:**

1. Compliance with grant requirements - Currently, the City is managing a \$1.25 million EPA RLF Grant for city-wide cleanup projects. The GBRLF is being marketed to eligible public and private sector entities for brownfield loans and/or grants. The GBRLF has one outstanding loan, in the amount of \$200,000, relative to the City's new Police Station. The City has made sufficient progress, in relation to the approved work plan and schedule, with regards to the GBRLF. Furthermore, the City continues to submit Quarterly Reports to the EPA in a timely manner. The following lists the most recent three additional awards, excluding the GBRLF, the City has received from EPA:

- **2010 - \$80,000 Targeted Site Assessment (TSA) Grant** for two Phase I MCP and Tier Classification Reports which were conducted on two former manufacturing sites in the Rear Main Street Corridor identified in the City's approved URP. The TSA was successfully closed out at the end of 2011.
- **2007 - \$200,000, EPA Brownfield Cleanup Grant** awarded to the City to fund remediation of subsurface and surface soil contamination on the 27 acre former S. Bent site. In accordance with the work plan all known soil and subsurface remediation was completed on the site. The City expended all funds, submitted all reports, updated the ACRES data base, and successfully closed out the grant in 2010.
- **2003 - \$200,000, EPA Brownfield Assessment Grant** awarded to the City to conduct multiple Phase I and II Site Assessments city-wide and a Phase III and IV on one particular site. Three sites that were assessed with these funds were either successfully redeveloped or are in the process of being redeveloped.

2. Accomplishments – As noted, past EPA funding has been used for assessment and cleanup prior to 2007, with five total sites being affected and improved by these monies. In particular, the work completed, via the \$200,000 EPA Brownfield Cleanup Grant, allowed the City to continue activities relative to the MSC Urban Renewal Plan. A portion of the site was developed into a solar photo voltaic array with the remainder being marketed for redevelopment. As previously noted, the Garbose site is a significant portion of the MSC URP. Furthermore, the City provided a Hazardous Material Loan, in the amount of \$200,000, that assisted in the remediation of the site of the City's new Police Station. The site is the former home of residential and commercial buildings and lies within close vicinity of a major entrance into the City. Additionally, a \$158,500 Petroleum Grant was approved to assist in the remediation of a property just north of the MSC URP with a significant amount of contamination flowing southward along the waterway. ACRES has been updated appropriately with updates forthcoming based on the proposed schedule of activities at ongoing sites.

Attachment 1

Threshold Requirements
City of Gardner, Massachusetts
FFY 2014 EPA Cleanup Grant Application

1. **Applicant Eligibility:**

- a. The Gardner Redevelopment Authority (GRA) is an independent economic development agency for the City of Gardner, in accordance with the provisions of Massachusetts General Laws Chapter 121, as amended.
- b. The Gardner Redevelopment Authority became sole owner of the site, including specific parcel R17-21-4, via a City Council vote to convey the property on June 4th, 2012.

2. **Letter from State or Tribal Environmental Authority:**

A letter from the Commonwealth of Massachusetts Department of Environmental Protection acknowledging the City's plans to apply for federal grant funds to remediate, or "clean up" the Garbose site, located at 155 Mill Street, Gardner, MA, is attached as Attachment 2.

3. **Site Eligibility and Property Ownership Eligibility**

Site Eligibility

- a. Former Garbose Metal Factory; 155 Mill Street, Gardner, MA 01440; Current owner: Gardner Redevelopment Authority
- b. This site is contaminated with mainly hazardous material though there are comingled traces of petroleum. Historically, the site was used for the collection, separation, and storage of scrap metal as well as the crushing of automobiles and the dismantling of electrical transformers. Currently, the property is a vacant, primarily un-vegetated, land that is unused though there are two existing buildings that will be demolished. The origination of the contamination is traced to the operations of the Garbose Metal Factory including, but not limited to the activities previously noted. Current contamination includes polychlorinated biphenyls (PCBs), metals, dioxins, and petroleum compounds (comingled) at elevated concentrations, above MCP Method 1 standards, in both soil and sediment. To a lesser extent, extractable petroleum hydrocarbons (EPH), Polycyclic Aromatic Hydrocarbons (PAHs) and dioxins were also detected above MCP Method 1 standards.
- c. The site is eligible for funding as it has previously been vetted and approved by the EPA, via local Brownfields Project Officer, on September 12th, 2011. Additionally, I affirm that the site is (a) not listed or proposed for listing on the National Priorities List; (b) not subject to unilateral administrative orders, court orders, administrative orders on consent, or judicial consent decrees issued to or entered into by parties under CERCLA; and (c) not subject to the jurisdiction, custody, or control of the United States Government.
- d. Not applicable
- e. A Phase II Comprehensive Site Assessment (Phase II) submittal was prepared by CEA in February of 2006. The submittal included a separate "Phase II Site Specific Method 3 Risk Assessment" report (dated February 2006) prepared by The Cadmus Group, Inc. for Advanced Environmental Services.

City Hall Annex, 115 Pleasant Street, Room 201 Gardner, Massachusetts 01440
Economic Development Telephone: (978) 630-4074 ♦ Facsimile: (978) 632-1905
www.grow.gardner-ma.gov

- f. The Gardner Redevelopment Authority is not liable for contamination at the site under CERCLA 107.
- g. Not applicable
- h. In October 2010, the City of Gardner entered into a Covenant Not to Sue Agreement with the original owner, S. Bernard Garbose, and the Commonwealth of Massachusetts' Attorney General's office. The property was then conveyed to the Gardner Redevelopment Authority by a conveyance of ownership initiated by the Mayor and subsequently approved by the City Council on June 4th, 2012. Upon conveying the land, the GRA became a party within the Covenant Agreement. The GRA obtained sole ownership through this method as it was conveyed by the City of Gardner. There exists no familial, contractual, corporate, or financial relationship or affiliation between the original owners and the Gardner Redevelopment Authority.

The GRA was not the owner at the time of contamination nor has it arranged for the disposal of hazardous substances at the site or transported hazardous substances on the site.

The following reports describe the inquiry made, by the GRA, prior to taking ownership:

- Draft Targeted Brownfields Assessment Report / Phase I Environmental Site Assessment, prepared by Advanced Environmental Solutions, Inc. (AES) in January 2010
- AAI/ASTM Phase I Environmental Site Assessment Update letter report, prepared by CDW Consultants, Inc. (CDW) in December 2010
- Phase I Environmental Site Report, prepared by Tighe & Bond in May 2012. This report was prepared in compliance with the Environmental Protection Agency Standards and Practices for All Appropriate Inquiries (AAI) and the American Society for Testing Materials (ASTM) Standard E1527-05

The property has remained vacant since the GRA was conveyed ownership. The only activities associated with the site include the pre-remedial assessment work being completed by the LSP.

The GRA has erected and maintained a secure fence surrounding the property that is continuously locked to ensure there is no future contamination as well as prevent the public from entering the site. The GRA is committed to complying with all land-use restrictions and institutional controls; assist and cooperate with those performing the cleanup and provide access to the property; comply with all information requests and administrative subpoenas that have or may be issued; and provide all legally required notices.

4. Cleanup Authority and Oversight Structure

- a. The GRA has an existing Licensed Site Professional, acquired consistent with the competitive procurement provisions necessary, which has conducted the pre-remedial assessment and permit submittal work. The LSP is expected to oversee the cleanup activities as well.
- b. The GRA has obtained all necessary access agreements from abutting property owners potentially affected.

City Hall Annex, 115 Pleasant Street, Room 201 Gardner, Massachusetts 01440
Economic Development Telephone: (978) 630-4074 ♦ Facsimile: (978) 632-1905
www.grow.gardner-ma.gov

5. Cost Share

The Gardner Redevelopment authority was awarded a \$500,000 Brownfields Grant through the Expanded Use Pad-Ready Program, from the Brownfields Redevelopment Fund, via MassDevelopment, for the proposed demolition, assessment, and soil remediation at the former Garbose Metal Company. Additionally, in October of 2015, the City of Gardner was awarded a \$2,000,000 MassWorks Grant for the Remediation and Redevelopment of the site. The funds associated with these grants will be used to offset the statutory cost share requirement.

6. Documentation of Community Involvement

The Gardner Redevelopment Authority is committed to involving local stakeholders, in all grant funded projects, and will conduct dedicated outreach similar to and through the methods used by the City of Gardner. Since receiving its first EPA grant in 2003, the community has been involved in each phase of grant implementation, through public meeting attendance, formal participation, outreach by local officials, reports and communication via various media outlets, ongoing oversight, and providing project and proposal input. Furthermore, the City of Gardner has established a Brownfields Steering Committee that meets regularly to discuss, in a public setting, issues pertinent to existing brownfield activities as well as review and make decisions on future projects relative to brownfields and proposed cleanup plans. These meetings are open to the public; communicated via newspapers, websites, local television and radio; allow public input; and are held in locations that are accessible to all residents. Additionally, the meetings are advertised in the local newspaper, *The Gardner News*, on the City's website, and through local access television. Furthermore, the City of Gardner proposes to communicate, through its Project Manager, all information pertinent to work and activities relative to this approved grant. This communication includes outreach through the Brownfields Steering Committee as well as through educational and marketing material, updated website information, dissemination of information through the City's network of community and governmental partners, and the establishment of information repositories at City Hall and the public library.

More specifically, the community has been notified of this draft proposal and subsequent cleanup plan via a Public Hearing held on Wednesday, December 2nd. The Public Hearing was advertised in *The Gardner News* on November 25th, 2015, on the City's website, and via social media dedicated to the City of Gardner. The advertisements included information relative to availability of documentation if someone was unable to attend. With regards to the Public Hearing, we had four members of the public attend and ask questions relative to the proposals. The main issues related to the current hazard and how the city was controlling access, the expectations of the process of cleanup, and the proposed end use and final site. Tighe & Bond, the LSP for the assessment portion of the project, was on hand to provide support to the GRA while answering the questions posed. Furthermore, the most recent public meetings of the Brownfields Steering Committee (December 1st, 2015), which oversees all development and projects relative to brownfields in the City of Gardner, and the Gardner Redevelopment Authority, owner of the site have served as public discussion opportunities surrounding the application and cleanup drafts. These, and all future meetings, follow the City's historic communication methods highlighted above.

Attachment 2



Commonwealth of Massachusetts
Executive Office of Energy & Environmental Affairs

Department of Environmental Protection

One Winter Street Boston, MA 02108 • 617-292-5500

Charles D. Baker
Governor

Matthew A. Beaton
Secretary

Karyn E. Polito
Lieutenant Governor

Martin Suuberg
Commissioner

December 6, 2015

U.S. EPA New England
Attn: Frank Gardner
5 Post Office Square, Suite 100
Mail Code: OSRR07-3
Boston, MA 02109-3912

RE: STATE LETTER OF ACKNOWLEDGMENT
Gardner Redevelopment Authority, Application for EPA Cleanup Grant Funds

Dear Mr. Gardner:

I am writing to support the proposal submitted by the Gardner Redevelopment Authority (GRA) under the Fiscal Year 2016 U.S. Environmental Protection Agency (EPA) Brownfield Cleanup Grant Program. The grant from EPA will assist the GRA in the cleanup of three parcels comprising the former Garbose Metal Company facility located at 155 Mill Street in Gardner, Massachusetts. These parcels are known as: R17-21-4; R12-1-5A; and R12-1-5. As the process continues, the GRA will refer to the City of Gardner's Mill Street Corridor Redevelopment Urban Renewal Plan for developmental guidance.

On January 23rd, 2015 Governor Baker signed his first Executive Order, creating the Community Compact Cabinet, in order to elevate the Administration's partnerships with cities and towns across the Commonwealth. Lieutenant Governor Polito chairs the cabinet, which concentrates financial, technical, and other resources at the state level to a select group of projects including Brownfields. The City's compact was signed on June 24th, ensuring any funding provided by EPA will be supported by a focused commitment of state resources.

We greatly appreciate EPA's continued support of Brownfield efforts in Massachusetts.

Sincerely,

Kerry Bowie
Brownfields Coordinator, MassDEP Commissioner's Office

cc: Trevor Beauregard, Executive Director, Gardner Redevelopment Authority
Joshua Cormier, Economic Development Coordinator, City of Gardner
Michael LeBlanc, Brownfields Coordinator, MassDEP Central Regional Office
Angela Gallagher, Assistant Brownfields Coordinator, MassDEP Southeast Regional Office

Attachment 3



December 8, 2015

Mr. Trevor Beauregard
Executive Director, Gardner Redevelopment Authority
115 Pleasant Street
Gardner, MA 01440

Dear Mr. Beauregard:

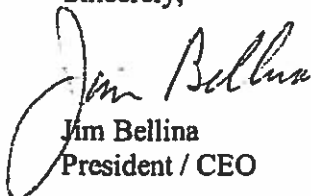
I am writing to offer my commitment of support for the Gardner Redevelopment Authority's application to the Environmental Protection Agency (EPA) for the Federal Fiscal Year 2016 Clean Up Grants, and to express the Greater Gardner Chamber of Commerce's interest in continuing our partnership with the Gardner Redevelopment Authority and the City of Gardner in efforts to assess and remediate brownfield sites for redevelopment purposes.

As you are aware, the Greater Gardner Chamber of Commerce continues to partner with the Gardner Redevelopment Authority and City of Gardner on many initiatives that involve business development, retention, and attraction. The Chamber participates on the City's Brownfield Steering Committee, which administers the City's \$1,250,000 Brownfield Revolving Loan Fund (BRLF). The Chamber is committed to assist in marketing Gardner Redevelopment Authority and City brownfield programs, including clean up funds if awarded, to potential end users such as area banks, real estate owners and developers, and other industry groups through our vast membership network.

The Chamber holds numerous events throughout the year that can be used to distribute information on the brownfield assessment and cleanup programs, and allow Gardner Redevelopment Authority officials to network with potential users and beneficiaries of the funds. The Chamber will continue to support the Gardner Redevelopment Authority and the City brownfield assessment and cleanup strategies through the redevelopment of underutilized, vacant, contaminated properties. The potential reuse will create good paying jobs and affordable housing for its residents, encouraging private investment, while expanding the local tax base and the Chamber is committed to marketing and communicating these attributes with a view towards enhanced economic development in our area.

I hope the EPA will give this application every consideration for funding.

Sincerely,


Jim Bellina
President / CEO



294 Pleasant Street • Gardner, MA 01440
(978) 632-8700 • Fax (978) 630-4684

The Mission and Vision of the Gardner Community Action Committee, Inc. is to promote self-sufficiency for low-income individuals and families. This is accomplished by identifying needs, providing essential services, eliminating barriers, and advocating for the rights of the under-served. These services are provided without discrimination in a way that fosters self-reliance and improves the quality of life. By this statement, the Agency seeks to alleviate the causes and effects of poverty.



December 12, 2015

Trevor Beauregard, Executive Director
Gardner Redevelopment Authority
115 Pleasant Street
Gardner, MA 01440

Dear Mr. Beauregard,

I am writing to offer the full commitment of the Gardner Community Action Committee (Gardner CAC) for the City of Gardner Cleanup grant application for the 2016 Environmental Protection Agency (EPA) grant cycle.

The Gardner CAC provides a variety of programs ranging from basic human needs to medical transportation to low income families and individuals residing in the Greater Gardner community. Annually, the agency serves over 13,000 individuals. We are committed to support the City of Gardner with the Assessment Grant in any and all capacities within our capabilities. The Gardner CAC will aid in distributing and relaying information to those we serve along with holding forums, distributing surveys or any needed communication to the public.

Thank you for your time and attention to this important application for funding.

Sincerely,

A handwritten signature in dark ink, appearing to read "Julie Meehan".

Julie Meehan
Executive Director



NewVue

communitiesSM

Creating Communities Where We Choose to Live, Work & Invest

December 14, 2015

Mr. Trevor Beauregard
Executive Director
Gardner Redevelopment Authority
115 Pleasant Street, Room 201
Gardner, MA 01440

Dear Mr. Beauregard:

NewVue Communities, Inc. is pleased to provide this letter of commitment for the Gardner Redevelopment Authority's application to the Environmental Protection Agency (EPA) for the Federal Brownfields Clean up Grant, and to express our commitment to partnering with the Redevelopment Authority to maximize the benefits of these proposed funds. NewVue Communities is the new entity that was formed when the Greater Gardner Community Development Corporation joined forces with the Twin Cities Community Development Corporation. NewVue has an office in downtown Gardner, and is a regional non-profit agency that promotes self-sufficiency by creating affordable housing opportunities and providing additional programs that raise the economic, educational, and social levels of residents in its service area.

NewVue Communities, through its predecessor the Greater Gardner CDC has a long-standing, effective partnership with the City of Gardner and the Gardner Redevelopment Authority on many redevelopment projects that involve the reuse of vacant, underutilized industrial facilities for retail, office and affordable residential units. You may recall one such project that utilized EPA funds for cleanup was completed in 2003, resulting in 3 new affordable single family homes, and was recognized by the EPA as a successful case study on its website.

We respectfully hope that the EPA will give this application every consideration for funding.

Very truly yours,

Marc Dohan

Attachment 4



MASSDEVELOPMENT

160 Federal Street
Boston, Massachusetts
02110

Tel: 617-330-2000
800-445-8030

Fax: 617-330-2001
617-451-3429

www.massdevelopment.com

November 20, 2012

Mr. Robert Hubbard
Gardner Redevelopment Authority
115 Pleasant Street
Room 201
Gardner, MA 01440

RE: Brownfields Grant for 155 Mill Street Gardner, MA – Garbose

Dear Mr. Hubbard:

We are pleased to inform you that the application of the Gardner Redevelopment Authority has been approved for a Brownfields recoverable grant through the Expanded Use Pad-Ready Program for up to \$500,000 from the Brownfields Redevelopment Fund (the "MassDevelopment Funds") for the proposed demolition, assessment, and soil remediation (the "Project") at the former Garbose Metal Company at 155 Mill Street in Gardner, MA (the "Site").

The brownfields funds are being awarded as a recoverable grant from the Brownfields Redevelopment Fund and the Sponsor will be required to enter into a Grant Agreement regarding use of the funds and containing the details on the conditions, process, and timeframe for drawing down funds, the Sponsor's reporting requirements during the term of the grant, the conditions under which the funds must be repaid and other program requirements during the term of the award.

As you are aware, the request for funding often is greater than the resources available. Because of this situation, we require that the Memorandum of Agreement be executed by January 31, 2013.

- 1) Prior to Disbursement of any funds under this award, a full scope of service from a Licensed Site Professional will need to be fully executed for the assessment work.
- 2) Prior to disbursement of any funds under this award, a demolition contract will need to be approved by MassDevelopment for the demolition work and executed by the Sponsor.

The MOA will contain, without limitation, the following terms:

1. a brownfields grant for up to \$500,000 to be used only for the environmental and demolition work approved by MassDevelopment;

155 Mill Street Gardner, MA
Brownfields Award
Page 2 of 2

2. a requirement that upon the occurrence of a triggering event or an event or default under the MOA, the MassDevelopment Funds must be repaid;
3. triggering events will include but not necessarily be limited to: (i) the sale or lease of all or a portion of the Site by the Sponsor and the Sponsor's receipt of revenues net of any existing debt or costs previously incurred by the Sponsor on the Site;
4. no interest will accrue on this grant unless it becomes repayable and is not paid on the due date, then interest will be charged at an annual rate equal to the prime rate plus 3%;
5. the grant will be unsecured;
6. other standard terms and conditions for Memoranda of Agreement for site assessment and remediation awards under the Brownfields Redevelopment Fund Program.

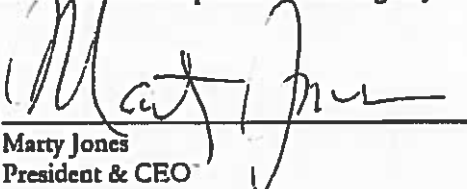
Until the MOA is executed, no MassDevelopment Funds will be disbursed.

This Award Letter sets out the general terms of the grant. In the case of inconsistencies between this Award Letter and the MOA (if any), the terms of the MOA shall govern.

Shyla Matthews, Vice President of Community Development, your primary contact with the Agency, will be in touch with your office to discuss the MOA as well as any other questions that the City may have. You can reach out to Shyla directly at 508/363-2799 x125 or smatthews@massdevelopment.com.

MassDevelopment's primary mission is to help build the communities of the Commonwealth by stimulating economic development. We look forward to working with you to make your project a reality for the benefit of your community and all of the people of Massachusetts.

Massachusetts Development Finance Agency

By: 
Marty Jones
President & CEO



UNITED STATES ENVIRONMENTAL PROTECTION AGENCY
WASHINGTON, D.C. 20460

APR 14 2010

OFFICE OF
SOLID WASTE AND
EMERGENCY RESPONSE

Honorable Mark P. Hawke
Mayor of Gardner
95 Pleasant Street, Room 125
Gardner, MA 01440

Dear Mayor Hawke:

On behalf of the United States Environmental Protection Agency (EPA), I am pleased to congratulate you and confirm that the City of Gardner was selected as one of the entities EPA will begin negotiations with to award a cooperative agreement for a revolving loan fund grant. The City of Gardner submitted an outstanding grant proposal, and we deeply appreciate the tremendous commitment of time and energy that went into its preparation.

Through the Small Business Liability Relief and Brownfields Revitalization Act of 2002, EPA is working to help states and communities around the country clean up and revitalize brownfield sites. We fully expect that these brownfield projects will provide benefits to the environment and economy of local communities. Diane Kelley, your Regional Brownfields Coordinator (617-918-1424), will work closely with the City of Gardner to negotiate the cooperative agreement prior to the grant award.

We look forward to working with your staff on the Brownfields program in continued Federal, state, and local government cooperation.

Sincerely,

A handwritten signature in black ink, appearing to read "D. Lloyd", is written over a large, stylized, handwritten "W" or "L" that spans across the signature line.

David R. Lloyd, Director
Office of Brownfields and Land Revitalization

cc: Diane Kelley



UNITED STATES ENVIRONMENTAL PROTECTION AGENCY
WASHINGTON, D.C. 20460

OFFICE OF
SOLID WASTE AND
EMERGENCY RESPONSE

AUG 14 2014

Mr. Joshua L. Cormier, Economic Development Coordinator
City of Gardner
Department of Community Development and Planning
City Hall Annex
115 Pleasant Street, Room 201
Gardner, MA 01440

Dear Mr. Cormier:

On behalf of the United States Environmental Protection Agency (EPA), I am pleased to confirm that the city of Gardner has been selected to receive supplemental funding in the amount of \$250,000 in hazardous substances funding for additional capitalization of its Brownfields Revolving Loan Fund grant.

We are pleased to see the progress the city of Gardner has made and wish you continued success. Joe Ferrari, of EPA Region 1, will be working closely with you to amend your cooperative agreement to reflect this supplemental award. Mr. Ferrari can be reached by telephone at (617) 918-1105 should you have questions regarding this award.

We look forward to continuing our cooperative work with the city of Gardner and applaud your successes in promoting brownfields cleanups and community revitalization.

Sincerely,

A handwritten signature in black ink, which appears to read "David R. Lloyd".

David R. Lloyd, Director
Office of Brownfields and Land Revitalization



Commonwealth of Massachusetts
**EXECUTIVE OFFICE OF
HOUSING & ECONOMIC DEVELOPMENT**
ONE ASHBURTON PLACE, ROOM 2101
BOSTON, MA 02108
www.mass.gov/eohed

CHARLES D. BAKER
GOVERNOR

KARYN E. POLITO
LIEUTENANT GOVERNOR

JAY ASH
SECRETARY

TELEPHONE
(617) 788-3610

FACSIMILE
(617) 788-3605

10/30/2015

Mayor Mark Hawke
City of Gardner
95 Pleasant Street
Gardner, MA 01440

Dear Mayor Hawke,

Thank you for submitting an application for consideration during the 2015 MassWorks Infrastructure Program funding round.


On behalf of the Baker-Polito Administration, I would like to congratulate you on two of your projects being selected for a 2015 MassWorks Infrastructure Program grant. These include a \$2 million award for the Garbose Remediation and Redevelopment project and a \$1.2 million award for the Rear Main Street Corridor Redevelopment project. The Executive Office of Housing and Economic Development (EOHED) received 101 applications requesting \$245 million in funding and the selection process was highly competitive.

All MassWorks grant recipients will receive a formal award letter and are required to execute a contract setting forth the scope of work and terms and conditions of the grant award. The City of Gardner should not proceed with any work to be reimbursed through the MassWorks Infrastructure Program until that contract has been fully executed by EOHED and City of Gardner. This letter is not binding on EOHED, does not confer any rights to the City, and shall be superseded by such contract upon execution. Your award is subject to the City of Gardner completing all necessary steps to allow both the public and private elements of the project to proceed as outlined in your MassWorks application.

MassWorks staff will be in touch with you soon to discuss next steps. If in the meantime you have any questions about the award, please feel free to contact the program staff at 617-788-3631 or by email at MassWorks@state.ma.us.

Thank you for your participation in the MassWorks Infrastructure Program. We look forward to working with you to advance this important project.

Sincerely,


Secretary Jay Ash
Executive Office of Housing & Economic Development

Attachment 5

IFIEDS

E-Mails:
lineclassified@thegardnernews.com
legals@thegardnernews.com



NOTICES

LEGAL NOTICES

LEGAL NOTICES

LEGAL NOTICES

TOWN OF WESTMINSTER TERMINATION OF APPLICABILITY

by given to the residents of the Town of that the Conservation Commission will hold a g in room 222 at Westminster Town Hall, 11 on Thursday, December 3, 2015 at 7:15 p.m. to Determination of Applicability filed by Alfred Iannacone for the installation of a new septic ve the existing house and breakout grading h the leaching area and the proposed tempo- ad needed by system installation at 43 Spruce inster.

TOWN OF WESTMINSTER NOTICE OF INTENT

by given to the residents of the Town of hat the Conservation Commission will hold a g in room 222 at Westminster Town Hall, 11 on Thursday, December 3, 2015 at 7:10 p.m. to Notice of Intent filed by David C. and Mary for the construction of a 1,340 sq. ft. addition single family home and stabilization/protect- reline of Wyman Pond adjacent to the house at Avenue Extension in Westminster.

TOWN OF WESTMINSTER TERMINATION OF APPLICABILITY

by given to the residents of the Town of at the Conservation Commission will hold a g in room 222 at Westminster Town Hall, 11 n Thursday, December 3, 2015 at 7:20 p.m. to etermination of Applicability filed by George he removal of a hedge and replacing it with t 5 Shore Avenue, Westminster.

PUBLIC HEARING

Former Garbose Metal Company Site - EPA Cleanup Grant Application, DRAFT Analysis Brownfields Cleanup Alternatives, and Public Input
Wednesday, December 2nd, at 6:00 PM
City Hall Annex, Conference Room, 115 Pleasant Street, Gardner, MA 01440

The Gardner Redevelopment Authority will host a Public Hearing in relation to the DRAFT Analysis Brownfields Cleanup Alternatives - Preliminary Evaluation for the Former Garbose Metal Company Site, 155 Mill Street, Gardner (MassDEP Release Tracking Number: 2-11321). The Public Hearing will be a forum to present notice of the owner's intention to file an application for an EPA Cleanup Grant to aid in remediation of the property, to present the DRAFT Analysis Brownfields Cleanup Alternatives, and to solicit input and feedback from the community. All are invited to attend this public hearing on Wednesday, December 2nd, 2015 at 6:00 PM in the City Hall Annex, Conference Room, 115 Pleasant Street, Gardner, MA 01440. Draft documents including the application and Analysis Brownfields Cleanup Alternatives are available for viewing in the Economic Development Office, in Room 202, City Hall Annex, 115 Pleasant Street, Gardner, MA 01440. Your attendance and input are encouraged and welcomed.

nbv25-11

CARE AND PROTECTION TERMINATION OF PARENTAL RIGHTS SUMMONS BY PUBLICATION (UNKNOWN PARENT(S))

DOCKET NUMBER: 14CP01050G
COMMONWEALTH OF MASSACHUSETTS
Franklin/Hampshire County Juvenile Court
106 Main St
Greenfield, MA 01301
413-544-5172

TO: Unknown/Unnamed Father of Raylin Tedford, born on May 15, 2014 to Jessica Tedford

A petition has been presented to this court by the Department of Children and Families Greenfield Office, seeking, as to the following child(ren), Raylin Tedford, that said child(ren) be found in need of care and protection and committed to the Department of Children and Families. The court may dispense the rights of the person named herein to receive notice of or to consent to any legal proceeding affecting the adoption, custody, or guardianship or any other disposition of the child(ren) named herein, if it finds that the child(ren) is/are in need of care and protection and that the best interests of the child(ren) would be served by said disposition.

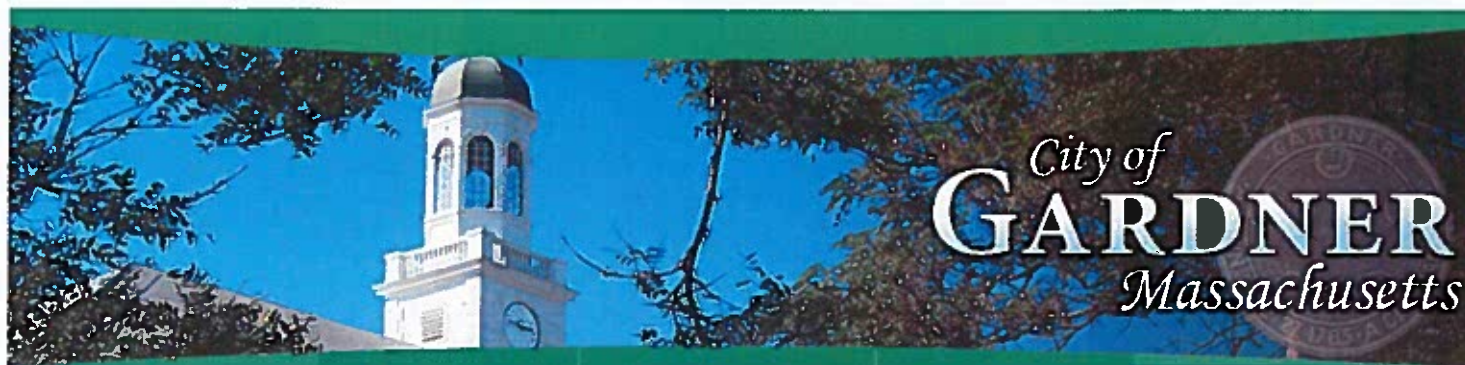
You are hereby ORDERED to appear in this court, at the court address set forth above, on 1/13/2016, at 9:00 AM Return of Publication Notice

You may bring an attorney with you. If you have a right to an attorney and if the court determines that you are indi- gent the court will appoint an attorney

ATION

INFORMATION





On Our Site

RESIDENTS

BUSINESSES

VISITORS

GO

Upcoming Meetings

December 2015

◀ December 2015 ▶

[Table](#) [Print](#) [List](#)

December ▼ 2015 ▼ Go

About Gardner
City Departments
Boards & Commissions
Emergency Management
Mayor's Office
City Council
Economic Development
Gardner Municipal Golf Course
Greenwood Memorial Outdoor Pool
Levi Heywood Memorial Library
Education
Contact Us
Home Page

Online Resources

City Calendars
Minutes & Agendas
Forms & Applications
Online Services
Subscribe to News
Submit a Community Event

[Weather Forecast](#)

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
29	30	01	02	03	04	05
	Finance Committee at 6:30 PM Property Tax Classification Hearing at 7:00 PM City Council Special Meeting at 7:15 PM	Brownfields Steering Committee at 10:00 AM Board Of Assessors at 2:00 PM Executive Session Public Schools at 6:30 PM Finance Sub-Committee / Public Schools at 6:30 PM Planning Board at 7:00 PM	EPA Public Hearing at 6:00 PM	Finance Committee at 10:30 AM		
06	07	08	09	10	11	12
	Council On Aging Board at 2:00 PM Golf Commissioners at 4:30 PM CANCELLED- Public Safety Committee at 6:00 PM Facilities Sub-Committee / Public Schools at 6:00 PM City Council at 7:30 PM	Contributory Retirement Board / Special Meeting at 3:35 PM License Commission at 4:30 PM Zoning Board of Appeals at 7:00 PM				
13	14	15	16	17	18	19
	(CANCELLED) Board of Health at 5:00 PM Conservation Commission at 6:30 PM Policy Subcommittee / Public Schools at 6:30 PM Regular School Committee at 7:00 PM	CDBG Steering Committee at 8:00 AM (CANCELLED) Executive Session Public Schools at 5:30 PM (CANCELLED) Technology Subcommittee - Public School at 6:00 PM	Finance Committee at 2:00 PM	Waterford St. School Council at 8:35 AM GHS School Council at 6:00 PM	Zoning Board Of Appeals at 8:30 AM	
20	21	22	23	24	25	26
	Board of Health at 5:00 PM Public Safety Committee at 6:00 PM	Housing Authority at 9:30 AM			CHRISTMAS DAY All Day	

PUBLIC HEARING

Former Garbose Metal Company Site – EPA Cleanup Grant Application, DRAFT Analysis Brownfields Cleanup Alternatives, and Public Input

Wednesday, December 2nd, at 6:00 PM

City Hall Annex, Conference Room, 115 Pleasant Street, Gardner, MA 01440

The Gardner Redevelopment Authority will host a Public Hearing in relation to the DRAFT Analysis Brownfields Cleanup Alternatives – Preliminary Evaluation for the Former Garbose Metal Company Site, 155 Mill Street, Gardner (MassDEP Release Tracking Number: 2-11321). The Public Hearing will be a forum to present notice of the owner's intention to file an application for an EPA Cleanup Grant to aid in remediation of the property, to present the DRAFT Analysis Brownfields Cleanup Alternatives, and to solicit input and feedback from the community. All are invited to attend this public hearing on Wednesday, December 2nd, 2015 at 6:00 PM in the City Hall Annex, Conference Room, 115 Pleasant Street, Gardner, MA 01440.

Draft documents including the application and Analysis Brownfields Cleanup Alternatives are available for viewing in the Economic Development Office, in Room 202, City Hall Annex, 115 Pleasant Street, Gardner, MA 01440.

Your attendance and input are encouraged and welcomed.

CITY OF GARDNER

DEPARTMENT OF COMMUNITY DEVELOPMENT AND PLANNING



MEETING NOTICE

BROWNFIELD STEERING COMMITTEE

Tuesday, December 1st at 10:00 am

Meeting Room (2nd floor) City Hall Manca Annex
Gardner, MA

ANNOUNCEMENT - Any person may make a video or audio recording of an open session of a meeting, or may transmit the meeting through any medium, subject to reasonable requirements of the chair as to the number, placement and operation of equipment used so as not to interfere with the conduct of the meeting. Any person intending to make such recording shall notify the Chair forthwith. All Documents referenced or used during the meeting must be submitted in duplicate to the Chairman of the Brownfield Steering Committee, pursuant to the Open Meeting and Public Records Law. All documents shall become part of the official record of the meeting.

AGENDA

1. Acceptance of Minutes
 - a. Meeting minutes from November 6th, 2014
2. Update ongoing projects
 - a. Gardner Police Station – 200 Main Street
 - b. 140 South Main Street
 - c. Garbose Property
3. EPA FY2016 Brownfields Grant Update
 - a. Assessment
 - b. Clean Up – Garbose
 - c. Public Meetings/Community Involvement Requirement

NOTICE: The listing of Agenda items are those reasonably anticipated by the Chairman which may be discussed at the meeting. Not all items listed may in fact be discussed and other items not listed may also be brought up for discussion to the extent permitted by law. All supporting documents may be found in the Economic Development Coordinator's office.

City Hall Annex, 115 Pleasant Street, Room 201 Gardner, Massachusetts 01440
Economic Development Telephone: (978) 630-4074 ♦ Facsimile: (978) 632-1905
www.grow.gardner-ma.gov

CITY OF GARDNER

DEPARTMENT OF COMMUNITY DEVELOPMENT AND PLANNING



Brownfield Steering Committee Meeting Minutes

Tuesday, December 1st, 2015

10:00 AM

Meeting Room (2nd Floor) City Hall Manca Annex
Gardner, MA

Committee Members Present: Jeffrey Ashworth, Jim Bellina, Jay Drake, John Hume, James Johnson, Douglas Pochini, Bernie Sullivan, Trevor Beauregard, Joshua Cormier

Handouts: Meeting Minutes of November 6th, 2014

Joshua Cormier, Committee Chairman, called the meeting to order at 10:00 a.m.

1. Acceptance of Minutes

Mr. Ashworth made a motion to accept the minutes of November 6th, 2014. Seconded by Mr. Pochini.
So Voted – (9 to 0)

2. Update on Ongoing Projects

- a. Gardner Police Station – Mr. Cormier updated the Commission on the Police Station site and loan. The funds associated with the GBRLF aided the remediation of the site allowing for the new Police Station to be constructed. The building was opened in 2015 and has served as a catalyst for development with the proposed Cumberland Farms building being built on the adjacent site as well as further recent activity. Informational questions were asked about the loan terms and rate to which Mr. Cormier provided the answers.
- b. 140 South Main Street - Mr. Cormier provided an update on the project at 140 South Main Street. The project construction was delayed by issues out of the control of the contractor. At the time of the meeting, work has been completed but Mr. Cormier was waiting for the final Pay Request as well as the close out of the site. It was noted that a half dozen individuals have shown interest in the property with many touring the site over the past two months. Interested parties will be contacted upon final closeout of the site in order to determine whether or not there are any use limitations. Updates will follow at upcoming meetings.
- c. Garbose Property: Mr. Cormier updated the members on the most recent activities. Tighe & Bond has begun processing the various submittals necessary to commence the project. These submittals include those relative to the EPA's PCB oversight, MEPA, and local Conservation

City Hall Annex, 115 Pleasant Street, Room 201 Gardner, Massachusetts 01440

Economic Development Telephone: (978) 630-4074 ♦ Facsimile: (978) 632-1905

www.grow.gardner-ma.gov

CITY OF GARDNER

DEPARTMENT OF COMMUNITY DEVELOPMENT AND PLANNING



Commission. Furthermore, T&B has submitted proposed Demolition Plans and Specifications relative to the two remaining buildings. Mr. Cormier has submitted them to MassDevelopment, who provided a grant, for their review and feedback. Finally, the Gardner Redevelopment Authority has continued discussions with a local commercial real estate developer who has expressed his intent to purchase, and develop, the property once it has been sufficiently remediated.

3. EPA FY2015 Brownfields Grant Update

- a. Assessment: The City of Gardner will apply for a Community-Wide Assessment Grant, within the 2016 cycle, in the amounts of \$200,000 (Hazardous) and \$200,000 (Petro). The grant, if approved, will allow the City to address the nearly 100 brownfields sites within its borders. Deadline is December 18th, 2015.
- b. Clean Up: Once again, the GRA, will be submitting three applications, in the amount of \$200,000 each, relative to the cleanup of the Garbose property on Mill Street. EPA will allow up to three submissions based on parcels so this is the maximum allowed under the guidelines. A key component to this application is the ability of groups, like the BSC, to communicate with targeted communities that may be affected by the contamination on site and the subsequent cleanup. Deadline is December 18th, 2015.
- c. Public Meetings/Community Involvement Requirement: Members of the BSC will be invited to attend a number of upcoming meetings relative to the application process. A public forum is scheduled for December 2nd at 6 pm, to present draft applications and pertinent information. Information was provided.

Motion to adjourn made by Member Drake. Seconded by Member Ashworth. So Voted – (9-0)

Meeting adjourned at 10:46 AM.

City Hall Annex, 115 Pleasant Street, Room 201 Gardner, Massachusetts 01440
Economic Development Telephone: (978) 630-4074 ♦ Facsimile: (978) 632-1905
www.grow.gardner-ma.gov

Attachment 6

**DRAFT Analysis of Brownfields Cleanup Alternatives – Preliminary
Evaluation
Former Garbose Metal Company Site, 155 Mill Street, Gardner,
Massachusetts
MassDEP Release Tracking Number: 2-11321**

**Prepared for the City of Gardner
December 2015**

1. Introduction & Background:

- a. **Site Location:** The site is located off Mill Street and contains approximately 10.74 acres of land. The Site is divided into four separate parcels: R17-21-4, R12-1-A, R12-1-5, and R12-1-2. Former scrap metals operations occurred across three of the Site parcels, while the other Site parcel is undeveloped, wooded land. The abandoned Site is currently improved by a maintenance garage building and a warehouse-type building situated near the Site entrance off Mill Street.

The Site is located within 500 feet of commercial, industrial, and residential properties, as well as undeveloped or abandoned land.

Along the west/southwestern portion of the former scrap metal yard, site topography slopes steeply toward wetland resource area. Two separate man-made stream channels (identified as mill chase brook and an unnamed drainage swale) are located in the on-site wetland resource area, which both discharge into the Pail Factory Brook off the site to the immediate west.

- b. **Previous Site Use(s) and any previous cleanup/remediation:** From circa 1905 to 1957, the southern portion of the site was used for storage of dry stock for a toy furniture manufacturing business located off-site across Mill Street. From circa 1958 to 1998, the Garbose Metal Company operated a recyclable metal salvage yard at the Site. Those operations included the collection, separation, and storage of scrap metal, as well as the crushing of automobiles and the dismantling of electrical transformers. Two small former structures associated with scrap metals operations were demolished in 1999. They included a building used for metal crushing with a hydraulic bailer, and a building used for metal cutting. Electrical transformers were reportedly stored and/or dismantled to the northwest of the maintenance garage and to the south of the former bailer building. Many small fire incidents on the exterior portions of the Site were also reported during earlier scrap metal operations. A 2,000-gallon fuel oil underground storage tank (UST) was reportedly installed in 1971 near a weigh station platform, near the Site entrance off Mill Street. That tank was reportedly removed without incident in 1991.

The Massachusetts Department of Environmental Protection first assigned Release Tracking Number (RTN) 2-11321 to the Site in July 1996, and four other

RTNs were assigned to the Site since 2003. Those releases/RTNs were ultimately linked to RTN 2-11321 in previous submittals to MassDEP in accordance with the Massachusetts Contingency Plan (MCP; 310 CMR 40.0000). RTN 2-11321 is currently in Phase IV Remedy Implementation Plan (RIP) status of the MCP. No response actions under Phase IV have been conducted to date. However, limited response actions were conducted to address an Imminent Hazard condition in Site soils through the installation of fencing around the property.

- c. **Site Assessment Findings:** Environmental investigations first occurred at the site in 1996, with subsequent investigations conducted through to early 2007 when the then current owner ceased conducting response actions associated with the identified site release. The earlier assessment work included a Brownfields Targeted Site Assessment completed in 2005 under an EPA-approved Quality Assurance Project Plan (QAPP). Under City ownership, supplemental investigations were conducted at the site in 2013 and 2014. Between the earlier investigations and the recent supplemental investigations, a summary of the site impacts is as follows:
- The former scrap metal yard area is underlain by fill material to depths ranging between approximately one and six feet below surface grade (BSG), with slightly deeper depths of fill in isolated areas. In many areas, the subsurface fill contains shredded metal, fiber, glass, plastic, etc. (presumably from former automobiles), with estimated percentages of debris as high as 20%.
 - 241 soil samples were submitted for analysis of polychlorinated biphenyls (PCBs) during site investigations. In approximately 2% of the samples, PCBs were detected at concentration greater than 50 milligram per kilogram (mg/kg; i.e., parts per million) which trigger EPA Toxic Substances Control Act (TSCA) regulations (40 CFR Part 761). In approximately 46% of the samples, PCBs were detected greater than the TSCA cleanup standard (and the Massachusetts cleanup standard) of 1 mg/kg for unrestricted site use.
 - The surface area where PCBs ≥ 1 mg/kg in site soils is approximately 215,000 square feet (i.e., approximately 5 acres). The vast majority of the PCB-impacted soils are situated in the top three feet, but in some areas PCB-impacted soils are at deeper depths where fill is also present.
 - Approximately 30,000 cubic yards of soils are impacted by PCBs ≥ 1 mg/kg, and approximately 450 cubic yards of soils are impacted by PCBs ≥ 50 mg/kg.
 - Elevated concentrations (i.e., greater than Massachusetts cleanup standards) of metals and, to a lesser extent, petroleum compounds and/or dioxins were also detected in site soils. This includes the detection of lead and cadmium above MCP Method 3 Upper Concentration Limits (UCLs) in a limited volume of soils (approximately 350 cubic yards). In general, those impacts coincide to the areas where PCBs ≥ 1 mg/kg are also present in soils.
 - Site groundwater is not significantly impacted by PCBs or metals. However, on one portion of the former scrap metal yard, light non-aqueous phase liquid



UNITED STATES ENVIRONMENTAL PROTECTION AGENCY
WASHINGTON, D.C. 20460

OFFICE OF
SOLID WASTE AND
EMERGENCY RESPONSE

AUG 14 2014

Mr. Joshua L. Cormier, Economic Development Coordinator
City of Gardner
Department of Community Development and Planning
City Hall Annex
115 Pleasant Street, Room 201
Gardner, MA 01440

Dear Mr. Cormier:

On behalf of the United States Environmental Protection Agency (EPA), I am pleased to confirm that the city of Gardner has been selected to receive supplemental funding in the amount of \$250,000 in hazardous substances funding for additional capitalization of its Brownfields Revolving Loan Fund grant.

We are pleased to see the progress the city of Gardner has made and wish you continued success. Joe Ferrari, of EPA Region 1, will be working closely with you to amend your cooperative agreement to reflect this supplemental award. Mr. Ferrari can be reached by telephone at (617) 918-1105 should you have questions regarding this award.

We look forward to continuing our cooperative work with the city of Gardner and applaud your successes in promoting brownfields cleanups and community revitalization.

Sincerely,

A handwritten signature in dark ink, appearing to read "David R. Lloyd", is positioned above the typed name.

David R. Lloyd, Director
Office of Brownfields and Land Revitalization

(LNAPL, identified as motor oil or waste oil) was identified on groundwater on an isolated portion of the former scrap metal yard where a former bailer building was located. That former bailer building was where excess fluids from the crushed automobiles and other metal components were reportedly discharged to the exterior ground surface during our site operations.

- Sediments in mill chase brook and in the unnamed drainage swale are also impacted by former scrap metal yard operations. Approximately 480 cubic yards of sediments in the mill chase brook are impacted by PCBs ≥ 1 mg/kg (and other site contaminants), and approximately 200 cubic yards of sediments in the drainage swale are impacted by PCBs ≥ 1 mg/kg (and other site contaminants).
- d. **Project Goal:** The vacant property and is currently owned by the Gardner Redevelopment Authority (GRA). The City/GRA has not used the Site for any purpose since obtaining ownership of the property through a tax title in December 2010. The Garbose Site is part of the City's Mill Street Corridor Redevelopment Project. An Urban Renewal Plan was prepared for the Corridor in 2012. A conceptual redevelopment plan for the Garbose Site shows the construction of retail box-store type building with surrounding parking area. The expansion of the shopping plaza abutting the Site to the north may be part of that redevelopment. However, there are no established redevelopment plans in place for the Site at this time. The project goal is to clean up the Site (as well as demolish the two site buildings) to meet regulatory requirements, to the extent feasible under the funding currently available for this project, so that the Site is better positioned to be redeveloped for commercial (or industrial) use in the future.

2. Applicable Regulations and Cleanup Standards:

- a. **Cleanup Oversight Responsibility:** The City and the former Garbose owner entered into a Brownfields Covenant Not to Sue Agreement with the Massachusetts Attorney General's office for the Site in October 2010. As the current owner, the City is "Responsibility Party" for addressing cleanup for site RTN 2-11321. The City's environmental consultant / Licensed Site Professional (LSP; a hazardous waste site cleanup professional in Massachusetts) for the Garbose project will be responsible cleanup oversight and reporting to MassDEP on behalf of the City in accordance with the MCP.
- b. **Cleanup Standards for major contaminants:** For PCBs, 'cleanup standards' under TSCA are applicable, and for PCBs and other contaminants of concern for the site, MCP Method 1 standards are also applicable.

Also during previous investigations, site-specific cleanup goals were established using MCP Method 3 Risk Characterization, which were completed for potential human health receptors and for ecological receptors. Human health risks were evaluated for the likely future receptors at the Site, including for trespasser, commercial worker, construction worker and utility worker. These receptors are

consistent with the future site redevelopment plans. For each receptor, exposure to the Site contaminants under worst-case exposure conditions and “realistic-case” exposure conditions was evaluated, and unacceptable levels of risk (cancer and/or non-cancer) were found for each of the potential site receptors under the realistic-case exposure scenario and/or the worst-case exposure scenario. Due to these findings, risk-based cleanup goals were calculated for the contaminants of concern considered to be the “risk drivers” for the Site, which include PCBs, four metal compounds, and dioxin.

Under the ecological risk characterization, two assessment endpoints were used. They included survival and growth of benthic macroinvertebrate receptors for the impacted streams on Site, and protection and maintenance of higher trophic level mammalian and avian species that might forage in the onsite aquatic habitat. The findings indicated that a condition of no significant risk of harm to benthic habitats and receptors did not exist at the Site due to the presence of elevated levels of PCBs and metals in Site sediments and surface water. Risk-based cleanup goals were calculated for the contaminants of concern considered to be the “risk drivers” for the Site sediments, which include PCBs and seven metal compounds. The source of the surface water impacts were generally attributed to the presence of contamination in site sediments, rather than from groundwater impacts and/or groundwater discharge to the stream channels.

- c. **Laws & Regulations Applicable to the Cleanup:** Laws and regulations that are applicable to this cleanup project include the MCP for site release RTN 2-11321 (along with TSCA permitting for the elevated PCB issue), the Federal Davis-Bacon Act, wetlands permitting under Massachusetts Wetlands Protection Act (310 CMR 10.00), Federal Clean Water Act, the Massachusetts Environmental Policy Act, and town by-laws. Federal, state, and local laws regarding procurement of contractors to conduct the cleanup will be followed. In addition, all appropriate permits (*e.g.*, notify before you dig, soil transport/disposal manifests) will be obtained prior to the work commencing.

3. Cleanup Alternatives:

- a. **Cleanup Alternatives Considered:** To address contamination at the Site, three different alternatives were considered, including Alternative #1: No Action, Alternative #2: Capping (with Engineering Controls), and Alternative #3: Excavation with Offsite Disposal. The Alternative #2 was also evaluated with an on-site treating of leachable metals option in order to allow some soils/sediments to be disposed off-site as non-hazardous materials and/or for some soils to remain on Site under the cap system under Alternative #3.
- b. **Evaluation of Cleanup Alternatives:** To satisfy Massachusetts/MCP and EPA requirements, the effectiveness, implementability, and cost of each alternative must be considered prior to selecting a recommended cleanup alternative.

Effectiveness: Alternative #1: Since unacceptable levels of risks to human health and the environment are present at the site and since the site release triggers the need for remediation to at least some level under TCSA and MCP regulations, this option cannot be evaluated in detail. Alternative #2: Capping is an effective way to prevent exposure to contaminated soils for potential receptors for the Site (after redevelopment for commercial uses) coming into direct contact with contaminated soils in the former scrap metal area, if the cap is maintained. However, capping is not an effective way to control other exposures, such as direct contact for future construction worker and utility worker, and capping alone does not adequately address the levels of contamination in “hot spot areas” under MCP and TCSA regulations. Also, capping is not an option for impacts to Site sediments or along the steep slopes along the perimeter of the former scrap metal yard abutting the streams/wetland resource areas, and would not address the LNAPL in groundwater issue. In addition, an institutional control (land use restriction) would need to be recorded on the deed to prevent residential use of the property (in order to meet the objective of eliminating the direct contact pathway for residents). Alternative #3: Excavation with Offsite Disposal is an effective way to eliminate risk at the Site, since contamination will be removed and the exposure pathways will no longer exist. Also as part of earlier response actions, a treatability study on site soils was conducted to evaluate the effectiveness of stabilization of metals in soils using phosphate based binders (to the reduce hazardous waste classification for the soils), and those results were favorable.

Implementability: Alternative #2: Capping is relatively easy to implement, although ongoing monitoring and maintenance of the cap will require periodic coordination and reporting. In addition, capping and maintaining all areas of current soil impacts may not be feasible under future Site redevelopment. Alternative #3: Excavation with Offsite Disposal of all-impacted Site soils/sediments (upwards of 31,000 cubic yards of materials) is moderately difficult to implement. Coordination (e.g., dust suppression and monitoring) during cleanup activities and short-term disturbance to the community (e.g., numerous trucks transporting contaminated soils to disposal facilities) are anticipated. Protective measures during sediment removal and wetland restoration will also be needed. However, ongoing monitoring and maintenance will not be required following excavation and offsite disposal.

Cost: For Alternative #2: Capping (alone) for the impacted soils is not an option for the site, and it is not an option for site sediments. Therefore, estimated cost for capping alone was not determined. Alternative #3: Excavation with Offsite Disposal for all impacted soils/sediments is estimated to cost upwards of \$7,000,000.

- c. **Recommended Cleanup Alternative:** Due to the excessive costs associated with the removal and off-site disposal of all impacted soils and sediments, the recommended remediation strategy generally involves the removal of the higher-level impacted soils for off-site disposal, removal of LNAPL through excavation and pumping of groundwater from the LNAPL area for on-site treatment and/or

off-site disposal, excavation of the impacted sediments for consolidation on site, restoration of the resource areas, on-site stabilization of leachable metals in certain impacted soils to remain (as necessary), and the consolidation of the impacted soil area footprint on the Site away from the streams/wetland resource area (i.e., to potential prevent future impacts through erosion), and the installation of a provisional capping system of gravel and loam (with hydroseed) over the contaminated soils. This will also reduce the number of trucks to and from the Site for soil removal, as well as the reduce costs for this project. The consolidation of the footprint of impacted soils should also help facilitate future site redevelopment efforts, and this consolidated area will be positioned to be redeveloped for parking area (i.e., low occupancy area).

In order achieved a Permanent Solution for site release in accordance with Massachusetts (and TSCA) regulations, a permanent capping system consisting of impervious (e.g., pavement) materials over the footprint of the remaining/consolidated impacted soils area will be required. However, at this juncture, the City/GRA is not prepared to install a permanent capping system that meets TSCA/MCP requirements due to uncertainties of the future developer needs and to the additional costs for pavement installation. However, after site cleanup and the installation of the provisional capping system is completed under this selected alternative, the site release should achieve Temporary Solution status. A restriction on the property deed for the remaining area of soil impacts will also be recorded to comply with TSCA/MCP requirements.

Appendix B

Documentation of Leveraged Resources



MASSDEVELOPMENT

160 Federal Street
Boston, Massachusetts
02110

Tel: 617-330-7000
800-451-8030

Fax: 617-330-7001
617-451-3429

www.mass.gov/development

November 20, 2012

Mr. Robert Hubbard
Gardner Redevelopment Authority
115 Pleasant Street
Room 201
Gardner, MA 01440

RE: Brownfields Grant for 155 Mill Street Gardner, MA – Garbose

Dear Mr. Hubbard:

We are pleased to inform you that the application of the Gardner Redevelopment Authority has been approved for a Brownfields recoverable grant through the Expanded Use Pad-Ready Program for up to \$500,000 from the Brownfields Redevelopment Fund (the "MassDevelopment Funds") for the proposed demolition, assessment, and soil remediation (the "Project") at the former Garbose Metal Company at 155 Mill Street in Gardner, MA (the "Site").

The brownfields funds are being awarded as a recoverable grant from the Brownfields Redevelopment Fund and the Sponsor will be required to enter into a Grant Agreement regarding use of the funds and containing the details on the conditions, process, and timeframe for drawing down funds, the Sponsor's reporting requirements during the term of the grant, the conditions under which the funds must be repaid and other program requirements during the term of the award.

As you are aware, the request for funding often is greater than the resources available. Because of this situation, we require that the Memorandum of Agreement be executed by January 31, 2013.

- 1) Prior to Disbursement of any funds under this award, a full scope of service from a Licensed Site Professional will need to be fully executed for the assessment work.
- 2) Prior to disbursement of any funds under this award, a demolition contract will need to be approved by MassDevelopment for the demolition work and executed by the Sponsor.

The MOA will contain, without limitation, the following terms:

1. a brownfields grant for up to \$500,000 to be used only for the environmental and demolition work approved by MassDevelopment;

2. a requirement that upon the occurrence of a triggering event or an event or default under the MOA, the MassDevelopment Funds must be repaid;
3. triggering events will include but not necessarily be limited to: (i) the sale or lease of all or a portion of the Site by the Sponsor and the Sponsor's receipt of revenues net of any existing debt or costs previously incurred by the Sponsor on the Site;
4. no interest will accrue on this grant unless it becomes repayable and is not paid on the due date, then interest will be charged at an annual rate equal to the prime rate plus 3%;
5. the grant will be unsecured;
6. other standard terms and conditions for Memoranda of Agreement for site assessment and remediation awards under the Brownfields Redevelopment Fund Program.

Until the MOA is executed, no MassDevelopment Funds will be disbursed.

This Award Letter sets out the general terms of the grant. In the case of inconsistencies between this Award Letter and the MOA (if any), the terms of the MOA shall govern.

Shyla Matthews, Vice President of Community Development, your primary contact with the Agency, will be in touch with your office to discuss the MOA as well as any other questions that the City may have. You can reach out to Shyla directly at 508/363-2799 x125 or smatthews@massdevelopment.com.

MassDevelopment's primary mission is to help build the communities of the Commonwealth by stimulating economic development. We look forward to working with you to make your project a reality for the benefit of your community and all of the people of Massachusetts.

Massachusetts Development Finance Agency

By:


Marty Jones
President & CEO



UNITED STATES ENVIRONMENTAL PROTECTION AGENCY
WASHINGTON, D.C. 20460

APR 14 2010

OFFICE OF
SOLID WASTE AND
EMERGENCY RESPONSE

Honorable Mark P. Hawke
Mayor of Gardner
95 Pleasant Street, Room 125
Gardner, MA 01440

Dear Mayor Hawke:

On behalf of the United States Environmental Protection Agency (EPA), I am pleased to congratulate you and confirm that the City of Gardner was selected as one of the entities EPA will begin negotiations with to award a cooperative agreement for a revolving loan fund grant. The City of Gardner submitted an outstanding grant proposal, and we deeply appreciate the tremendous commitment of time and energy that went into its preparation.

Through the Small Business Liability Relief and Brownfields Revitalization Act of 2002, EPA is working to help states and communities around the country clean up and revitalize brownfield sites. We fully expect that these brownfield projects will provide benefits to the environment and economy of local communities. Diane Kelley, your Regional Brownfields Coordinator (617-918-1424), will work closely with the City of Gardner to negotiate the cooperative agreement prior to the grant award.

We look forward to working with your staff on the Brownfields program in continued Federal, state, and local government cooperation.

Sincerely,

A handwritten signature in black ink, appearing to read "D. Lloyd", is written over the word "Sincerely,".

David R. Lloyd, Director
Office of Brownfields and Land Revitalization

cc: Diane Kelley



Commonwealth of Massachusetts
**EXECUTIVE OFFICE OF
HOUSING & ECONOMIC DEVELOPMENT**
ONE ASHBURTON PLACE, ROOM 2101
BOSTON, MA 02108
www.mass.gov/eohed

CHARLES D. BAKER
GOVERNOR

KARYN E. POLITO
LIEUTENANT GOVERNOR

JAY ASH
SECRETARY

TELEPHONE
(617) 788-3610

FACSIMILE
(617) 788-3605

10/30/2015

Mayor Mark Hawke
City of Gardner
95 Pleasant Street
Gardner, MA 01440

Dear Mayor Hawke,

Thank you for submitting an application for consideration during the 2015 MassWorks Infrastructure Program funding round.

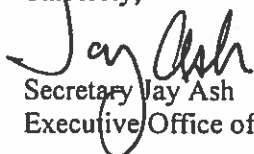
On behalf of the Baker-Polito Administration, I would like to congratulate you on two of your projects being selected for a 2015 MassWorks Infrastructure Program grant. These include a \$2 million award for the Garbose Remediation and Redevelopment project and a \$1.2 million award for the Rear Main Street Corridor Redevelopment project. The Executive Office of Housing and Economic Development (EOHED) received 101 applications requesting \$245 million in funding and the selection process was highly competitive.

All MassWorks grant recipients will receive a formal award letter and are required to execute a contract setting forth the scope of work and terms and conditions of the grant award. The City of Gardner should not proceed with any work to be reimbursed through the MassWorks Infrastructure Program until that contract has been fully executed by EOHED and City of Gardner. This letter is not binding on EOHED, does not confer any rights to the City, and shall be superseded by such contract upon execution. Your award is subject to the City of Gardner completing all necessary steps to allow both the public and private elements of the project to proceed as outlined in your MassWorks application.

MassWorks staff will be in touch with you soon to discuss next steps. If in the meantime you have any questions about the award, please feel free to contact the program staff at 617-788-3631 or by email at MassWorks@state.ma.us.

Thank you for your participation in the MassWorks Infrastructure Program. We look forward to working with you to advance this important project.

Sincerely,



Secretary Jay Ash
Executive Office of Housing & Economic Development

Application for Federal Assistance SF-424

* 1. Type of Submission:

- ☐ Preapplication
- ☒ Application
- ☐ Changed/Corrected Application

* 2. Type of Application:

- ☒ New
- ☐ Continuation
- ☐ Revision

* If Revision, select appropriate letter(s):

* Other (Specify):

* 3. Date Received:

12/18/2015

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

* a. Legal Name:

Gardner Redevelopment Authority

* b. Employer/Taxpayer Identification Number (EIN/TIN):

043013706

* c. Organizational DUNS:

8301428370000

d. Address:

* Street1:

115 Pleasant Street, Room 202

Street2:

* City:

Gardner

County/Parish:

* State:

MA: Massachusetts

Province:

* Country:

USA: UNITED STATES

* Zip / Postal Code:

01440-2610

e. Organizational Unit:

Department Name:

Division Name:

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

* First Name:

Joshua

Middle Name:

* Last Name:

Cormier

Suffix:

Title:

Economic Development Coordinator

Organizational Affiliation:

* Telephone Number:

978-630-4074, x.1

Fax Number:

* Email:

jcormier@gardner-ma.gov

Application for Federal Assistance SF-424

* 9. Type of Applicant 1: Select Applicant Type:

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

* 10. Name of Federal Agency:

Environmental Protection Agency

11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

* 12. Funding Opportunity Number:

EPA-OSWER-OBLR-15-06

* Title:

FY16 Guidelines for Brownfields Cleanup Grants

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

* 15. Descriptive Title of Applicant's Project:

The City of Gardner Redevelopment Authority will use \$200,000 in EPA Cleanup funding to support the remediation and redevelopment of the property known as the Former Garbose Metal Facility (R12-1-5A).

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424**16. Congressional Districts Of:**

* a. Applicant MA-003

* b. Program/Project MA-003

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

17. Proposed Project:

* a. Start Date: 09/01/2016

* b. End Date: 08/31/2019

18. Estimated Funding (\$):

* a. Federal	200,000.00
* b. Applicant	0.00
* c. State	0.00
* d. Local	0.00
* e. Other	0.00
* f. Program Income	0.00
* g. TOTAL	200,000.00

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- ☐ a. This application was made available to the State under the Executive Order 12372 Process for review on .
- ☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- ☒ c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes ☒ No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: * First Name: Trevor

Middle Name:

* Last Name: Beauregard

Suffix:

* Title: Executive Director

* Telephone Number: 978-630-4014 Fax Number:

* Email: tbeauregard@gardner-ma.gov

* Signature of Authorized Representative: Joshua Cormier * Date Signed: 12/18/2015